

CLERK'S OFFICE
AMENDED AND APPROVED

Date: 8-12-18

Anchorage, Alaska
AR No. 2008-166

Submitted by: Chair of the Assembly at
the request of the Mayor
Prepared by: Planning Department
For reading: August 12, 2008

1 A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY APPROVING
2 AN ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A (CENTRAL
3 BUSINESS DISTRICT CORE) FOR A PACKAGE STORE USE AND LICENSE PER
4 AMC 21.40.150 D.12, FOR CELLAR, LLC; LOCATED AT 343 WEST 6TH
5 AVENUE,, #2, WITHIN AOT, BLOCK 49, TRACT A, FRAGMENT LOT 3;
6 GENERALLY LOCATED AT THE NORTHEAST CORNER OF WEST 6TH
7 AVENUE AND D STREET EXTENDED.

8
9 Downtown Community Council) (Case 2008-116)

10
11 THE ANCHORAGE ASSEMBLY RESOLVES:

12
13 **Section 1.** This conditional use approval is for an Alcoholic Beverages Conditional Use
14 in the B-2A District for a Package Store Use and License per AMC 21.40.150 D.12, for
15 Cellar, LLC; located within AOT, Block 49, Tract A, Fragment Lot 3; generally meets
16 the applicable provisions of AMC 21.50.020 and AMC 21.50.160.

17
18 **Section 2.** The conditional use for an Alcoholic Beverages Conditional Use for a
19 Package Store Use is comprised of 1,811 square feet of gross leasable area.

20
21 **Section 3.** The conditional use is approved subject to the following conditions:

22
23 1. A Notice of Zoning Action shall be filed with the State District Recorder's
24 Office within 120 days of the Assembly's approval of a final conditional use approval
25 for a Package Store Use in the B-2A District, and compliance with the other conditions
26 set forth herein.

27
28 2. All uses shall conform to the plans and narrative submitted with this conditional
29 use application.

30
31 3. This conditional use approval is for an Alcoholic Beverages Conditional Use in
32 the B-2A District for a Package Store Use per AMC 21.40.150.D.12, for approximately
33 1,811 square feet gross leasable area to be located in the structure within AOT, Block
34 49, Tract A, Fragment Lot 3.

35
36 4. On-premise sales will be seven days a week as permitted per the State Alcoholic
37 Beverage Control Board requirements.
38

1 5. Upon demand, the applicant shall demonstrate compliance with a "Liquor
2 Server Awareness Training Program," approved by the State of Alaska Alcoholic
3 Beverage Control Board, such as or similar to, the program for "Techniques in Alcohol
4 Management" (T.A.M.).

5
6 6. The use of the property, by any person for the permitted purposes, shall comply
7 with all current and future Federal, State and local laws and regulations, including but
8 not limited to, laws and regulations pertaining to the sale of alcoholic beverages. The
9 owner of the property, the licensee under the Alcoholic Beverage Control license and
10 their officers, agents and employees, shall not knowingly permit, or negligently fail to
11 prevent the occurrence of illegal activity on the property.

12
13 **7. RESTRICTIONS ON PRODUCTS SOLD:**
14

15 **a. No cheap wines such as White Port, in any size. No fortified wines**
16 **less than \$10.00 a bottle.**
17

18 **b. No six packs of beer less than \$6.00.**
19

20 **c. No liquor products less than 750 milliliters. Any products where the**
21 **750 milliliter size has a shelf price of \$10.00 or less will not be**
22 **stocked.**
23

24 **d. Licensee shall place a sticker or other identifying mark on all**
25 **products sold as individual containers.**
26

27 **8. STAFFING REQUIRED:**
28

29 **a. TAMS or equivalent training must be provided to all store personnel**
30 **before hiring.**
31

32 **b. Immediate dismissal of any employee convicted of sale to**
33 **minors or intoxicated persons.**
34

35 **9. ADVERTISING RESTRICTIONS:**
36

37 **a. No price or beer signs in the windows. No low price newspaper**
38 **advertising.**
39

40 **10. COMMUNITY REVIEW REQUIREMENTS:**
41

42 **a. Semi-annual review of operations by the Downtown Community**
43 **Council, if desired by the Downtown Community Council.**
44

45 **b. Video tapes of customers viewable on request by the Downtown**
46 **Community Council held for a period of five days.**
47

1 **11.** [7.] A copy of the conditions imposed by the Assembly in connection with this
2 conditional use approval shall be maintained on the premise **at a location visible to the**
3 **public.**
4

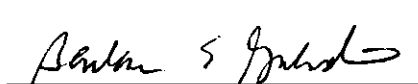
5 **Section 4.** Failure to comply with the conditions of this conditional use permit shall
6 constitute grounds for its modification or revocation.
7

8 **Section 5.** This resolution shall become effective immediately upon passage and
9 approval by the Anchorage Assembly.
10

11 PASSED AND APPROVED by the Anchorage Assembly this 12th day of
12 August 2008.
13

ATTEST:


Chair


Municipal Clerk

(Planning Case Number 2008-116)
(Tax Identification Number 002-102-43)



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 510-2008

Meeting Date: August 12, 2008

From: Mayor

Subject: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A (CENTRAL BUSINESS DISTRICT CORE) FOR A PACKAGE STORE USE AND LICENSE PER AMC 21.40.150 D.12 FOR CELLAR, LLC; LOCATED AT 343 W. 6TH AVENUE, #2, WITHIN AOT, BLOCK 49, TRACT A, FRAGMENT LOT 3.

1 Robert de Lucia, representing Cellar, LLC, has made application for a Package Store
2 Alcoholic Beverage Conditional Use and License in the B-2A District, located at 343
3 West 6th Avenue, #2, within AOT, Block 49, Tract A, Fragment Lot 3.

4
5 This proposal, a Package Store Alcoholic Beverage Conditional Use, is for a 1,811
6 square-foot gross leasable area within an existing commercial/retail structure (5th
7 Avenue Mall). The property is zoned B-2A, in which alcoholic beverage sales are
8 permitted through the conditional use process. The use is proposed to be an upscale
9 wine shop which will also sell gourmet food items, and wine related retail items and
10 gifts. The petitioner has applied to the State of Alaska Alcoholic Beverages Control
11 Board for a package store license.

12
13 There are no known churches or schools within 200 feet of the petition site, according
14 to Municipal records.

15
16 There are a total of thirty-two (32) alcohol conditional uses and licenses within a 1,000-
17 foot radius of the petition site: twenty-one (21) beverage dispensary licenses, nine (9)
18 restaurant/eating place licenses, and two (2) package store licenses. Approving this
19 package store conditional use and license will add a third package store license within a
20 1,000-foot radius of the petition site.

21
22 The package store will operate seven days a week during the hours of 11:00 A.M. to
23 9:00 P.M., Monday through Sunday. On-premise sale of alcohol beverages will be

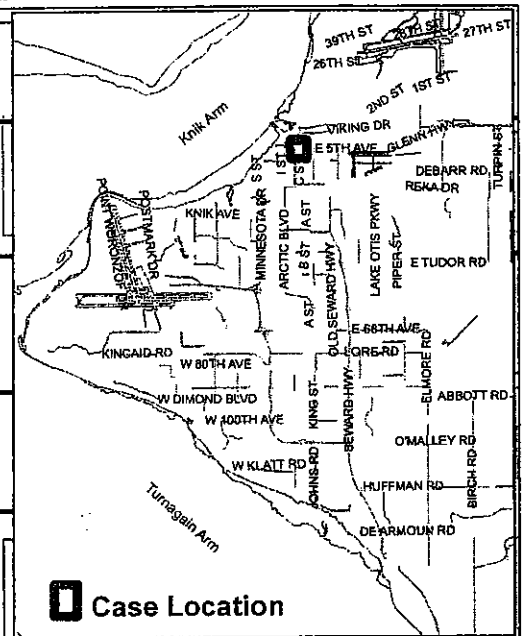
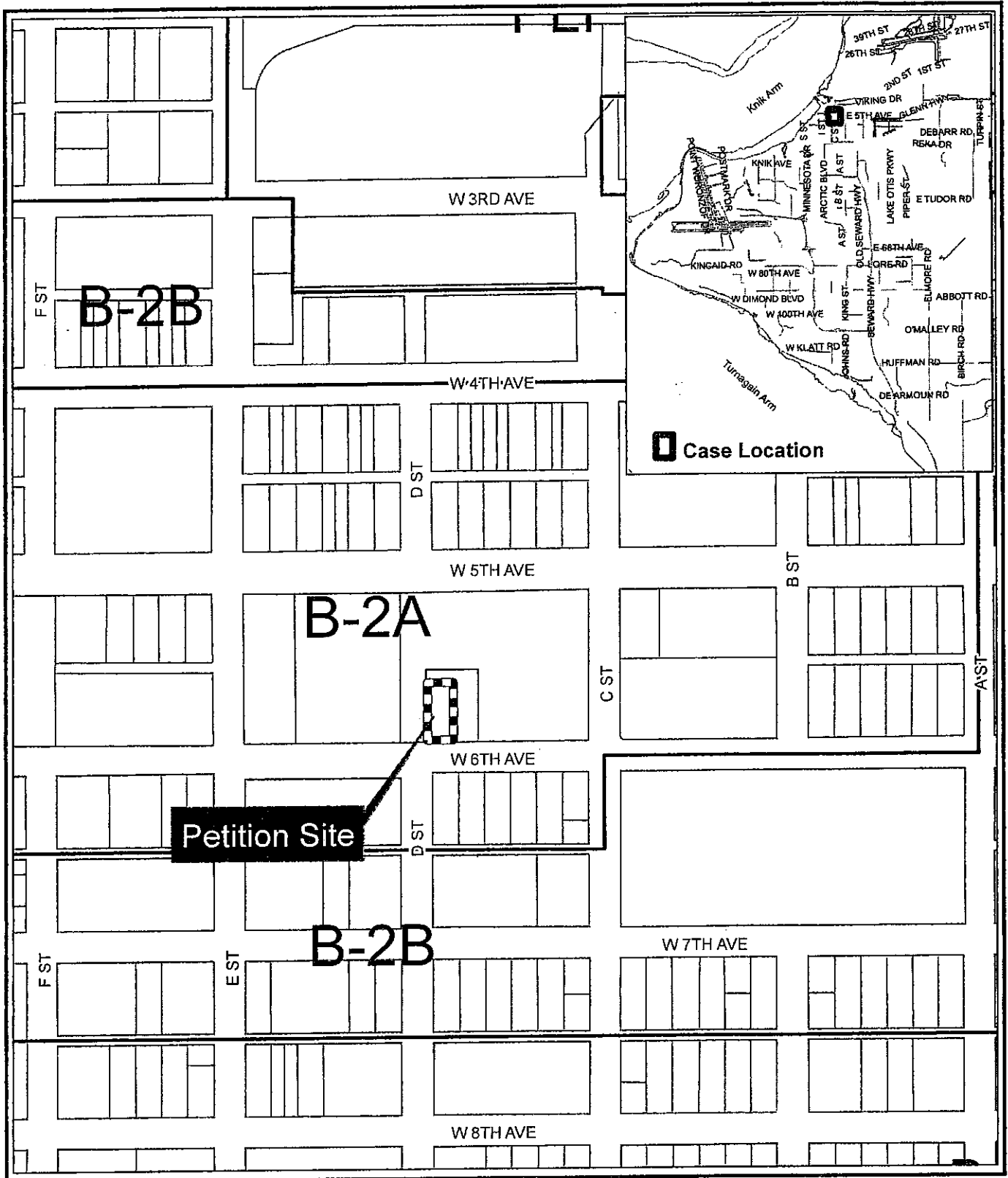
1 available as permitted by the State of Alaska Alcohol Beverage Control Board
2 requirements, only during the hours allowed for the specific day of the week applicable.
3 Employees involved in the sale of alcoholic beverages will be trained in accordance
4 with the Alcoholic Beverage Control Board "Liquor Server Alcohol Awareness
5 Training Program," (TAM) and will hold the necessary certifications.

6
7 The Department of Health and Human Services and the Anchorage Police Department
8 had not provided comments at the time this report was written. Treasury reports there
9 are no delinquent Personal Property Taxes or Real Property Taxes owed at this time.

10
11 THIS CONDITIONAL USE FOR A PACKAGE STORE USE AND LICENSE IN
12 THE B-2A DISTRICT GENERALLY MEETS THE APPLICABLE PROVISIONS OF
13 AMC TITLES 10 AND 21, AND ALASKA STATUTE 04.11.150.

14
15 Prepared by: Jerry T. Weaver Jr., Zoning Administrator, Planning Department
16 Concur: Tom Nelson, Director, Planning Department
17 Concur: Mary Jane Michael, Executive Director, Office of Economic &
18 Community Development
19 Concur: Michael K. Abbott, Municipal Manager
20 Respectfully submitted: Mark Begich, Mayor

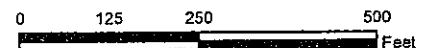
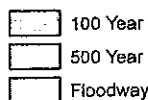
2008-116



Municipality of Anchorage
Planning Department

Date: June 25, 2008

Flood Limits



001

**PLANNING DEPARTMENT
STAFF ANALYSIS
CONDITIONAL USE – ALCOHOLIC BEVERAGE SALES**

DATE: August 12, 2008

CASE NO.: 2008-116

APPLICANT: Cellar, LLC

REPRESENTATIVE: Robert de Lucia

REQUEST: A Conditional Use for Alcoholic Beverages in the B-2A (Central Business District Core) for a Package Store License, per AMC 21.40.150 D.12.

LOCATION: AOT, Block 49, Tract A, Fragment Lot 3; generally located at the northeast corner of West 6th Avenue and D Street extended.

STREET ADDRESS: 343 West 6th Avenue, Suite #2

COMMUNITY COUNCIL: Downtown

TAX PARCEL: 002-102-43/ Grid SW 1230

ATTACHMENTS

1. Location Map
2. Departmental Comments
3. Application
4. Posting Affidavit
5. Historical Information

RECOMMENDATION SUMMARY:

Cellar, LLC, dba CeLLaR, is applying for a conditional use for new package store license and use at 343 West 6th Avenue, Suite#2. The site is in an existing retail/ commercial Fifth Avenue Mall structure located on the north side of West 6th Avenue and D Street (extended).

This conditional use generally meets the required standards of AMC Title 10 and Title 21.

SITE:

Acres: 6,000 SF
Vegetation: Developed
Zoning: B-2A (Central Business District Core)
Topography: Relatively Level
Existing Use: Commercial
Soils: Public Sewer & Water

COMPREHENSIVE PLAN

Classification: Redevelopment/Mixed Use; Major Employment Center
(Anchorage 2020)
Commercial (1982 Anchorage Bowl Comprehensive Plan)
Density: N/A

SURROUNDING AREA

	NORTH	EAST	SOUTH	WEST
Zoning:	B-2A	B-2A	B-2A	B-2A
Land Use:	5 th Avenue Mall	5 th Avenue Mall	Nordstrom	J. C. Penney

SITE DESCRIPTION AND PROPOSAL:

CeLLaR is intended to be a specialty boutique wine, gourmet foods and gift store. This is a request for a package store license conditional use for a 1,811 square foot (SF) second story leasable area of a commercial/retail structure (formerly the Reeve Airlines corporate offices), located at 343 West 6th Avenue. The petition site is a 6,000 square foot developed lot.

Daily operating hours are proposed to be from 11:00 AM to 9:00 PM Monday through Sunday.

All employees will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program. There will be no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited.

PUBLIC COMMENTS:

Fifty-two (52) public hearing notices (PHNs) were mailed. At the time this report was written one PHN was returned in support of the proposed package store. No written comment has been received from the Downtown Community Council.

FINDINGS

A. **Furtheres the goals and policies of the Comprehensive Development Plan and conforms to the Comprehensive Development Plan in the manner required by Chapter 21.05.**

This subject location is depicted on the Land Use Policy Map of the *Anchorage 2020 Comprehensive Plan* as being within the Downtown Major Employment Center and Redevelopment/Mixed-Use Area

The *Anchorage 2020 Comprehensive Plan* does not specifically address the sale of alcoholic beverages in the community. A strategy of the adopted Anchorage 2020 Plan, however, calls for the development of locational standards and criteria for retail sales/service of alcoholic beverages. To date this has not been done.

The *Anchorage 2020 Plan* (ref. P.40) contains a generalized community vision that advocates "an active learning community with abundant cultural amenities." Several goals of the *Anchorage 2020 Plan* do address related issues such as recreational and economic opportunities. The sale of alcoholic beverages is part of the social, recreational and economic environment of the community. The Performing Arts Center facility personifies the cultural and entertainment focal point in the downtown area, as well as enhancing the hospitality and tourism industry in Anchorage. Another of the *Plan's* stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

Downtown Anchorage, as an employment center, is well defined and compact, and has attained a medium- to high-density office employment of 50 to 75 employees per acre. Mixing supportive retail uses, such as restaurants, branch banks, and shopping, with office development is an important major employment center feature. Workers are within walking distance of these retail uses.

Another of the *Plan's* stated economic development goals are "Business Support and Development: a quality of life and a financial climate that encourages businesses to start up, expand or relocate in Anchorage (p. 41).

B. **Conforms to the standards for that use in this title and regulations promulgated under this title.**

This standard is met.

Except for the alcoholic beverages conditional use standards established in AMC 21.50.160, the Assembly has not adopted specific zoning regulations for alcoholic beverage sales. The B-2A Central Business District Core zoning regulations allows alcoholic beverage sales through the conditional use permit process: AMC 21.40.150 D.12.

This is an existing developed retail/commercial site and area. The proposed conditional use will not change the structure size.

C. Will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

This standard is met.

The petition property is within an area designated as Redevelopment/Mixed Use; Major Employment Center in Anchorage 2020: a commercial area that is expected to remain in that land use category for the foreseeable future. See discussion above regarding Anchorage 2020 discussion. Land to the east north, east and west are zoned B-2A, and to the south is B-2B land. Town Center Park is located north of the petition site, across West 6th Avenue. Staff site and area visits have indicated that there appear to be no churches, day care or schools within 200 feet of the site property line. The nearest residential use is located over 200 feet away, on the northeast corner of West 7th Avenue and E Street.

AMC 21.50.160.B asks that a list of all alcohol licenses located within a minimum of 1,000 feet of the proposed conditional use be provided. There are a total of 32 (thirty-two) licenses within 1,000 feet of the proposed conditional use site, including uses with duplicate licenses within the same premise as an original license. There are 21 (twenty-one) beverage dispensary (including tourism and duplicate) licenses, 9 (nine) restaurant licenses, and 2 (two) package store licenses (one tourism and one a specialty wine package store).

Beverage Dispensary	Sullivan's Steakhouse	320 W. 5 th Ave., Unit C 100, # 3412
Beverage Dispensary	The Avenue Bar	338 W. 4 th Avenue
Beverage Dispensary	Panhandle Bar	312 W. 4 th Avenue
Beverage Dispensary	Club Soraya	333 W. 4 th Ave., Ste. 207
Beverage Dispensary	La Costa Loca Restaurant & Bar	333 W. 4 th Ave. Ste. 208
Beverage Dispensary	Howard Johnson Plaza Hotel	239 W. 4 th Avenue
Beverage Dispensary	Howard Johnson Plaza Hotel	239 W. 4 th Avenue
Beverage Dispensary	Club Paris	417 W. 5 th Avenue
Beverage Dispensary	Wm. Egan Conv. Center	555 W. 5 th Avenue
Beverage Dispensary	Wm. Egan Conv. Center	555 W. 5 th Avenue
Beverage Dispensary	Rumrunner's	415 E Street

Beverage Dispensary	515 Club	525 W. 4 th Avenue
Beverage Dispensary	F Street Station	325 F Street
Beverage Dispensary	Bruins	500 W. 3 rd Avenue
Beverage Dispensary	The Chartroom	500 W. 3 rd Avenue
Beverage Dispensary	Top of the World	500 W. 3 rd Avenue
Beverage Dispensary	Clarion Suites Hotel	325 W. 8 th Avenue
Beverage Dispensary	Bernie's Bungalow Lounge	626 D Street
Beverage Dispensary	The Bungalow Lounge	626 D Street
Beverage Dispensary	Humpy's Great Alaskan Alehouse	610 W. 6 th Avenue
Beverage Dispensary	Subzero	612 F Street
Restaurant	Cyrano's	413 D Street
Restaurant	Alaska Salmon Chowder House	443 W. 4 th Avenue
Restaurant	Sweet Basil Café	315 E Street
Restaurant	Phyllis's Café	436 D Street
Restaurant	Ginger	425 W. 5 th Avenue
Restaurant	Downtown Deli	535 W. 4 th Avenue
Restaurant	Kumagoro	533 W. 4 th Avenue
Restaurant	Marx Bros. Café at the Museum	1221 W. 7 th Avenue
Restaurant	Café Savannah	508 W. 6 th Avenue
Package Store	Bootleggers Cove	500 W. 3 rd Avenue
Package Store	Grape Expectations	510 W. 6 th Avenue

This request will still make a total of 3 (three) Package Store licenses within 1,000 feet.

Alaska Statute 04.11.410, Restriction of location near churches and schools, restricts beverage dispensary and package store licenses from being located in a building the public entrance of which is within 200-feet of the public entrance of a church building, or from being located within 200-feet of school grounds. There appear to be no church buildings or school grounds within 200 feet of the petition site.

D. Will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

This standard is met.

This is an existing developed retail/commercial site and mall. On-site parking is not required in the B-2A zoning district. A parking garage related to the mall development is located northeast of the mall site. Pedestrian facilities are in existence within the adjacent West 6th Avenue right-of-way.

2. The demand for and availability of public services and facilities.

This standard is met.

The addition of the package store license will not impact public services. Electrical, water and sewer, natural gas are available on site. Road infrastructure and public transit is already in place. The petition site is within ARDSA, Police and Fire service areas. This is an existing developed retail/commercial site and area.

3. Noise, air, water, or other forms of environmental pollution.

This standard is met.

As a land use, a Package Store conditional use and license will not cause or contribute to any environmental pollution. This is an existing developed retail/commercial site and area.

4. The maintenance of compatible and efficient development patterns and land use intensities.

This standard is met.

The zoning, land use and the general area land use will not change as a result of this license. This is an existing developed mall, with interior modifications and façade changes only to this particular lease area within the commercial mall. The intensity of this proposed use appears to be no greater than general traffic generated in the area from the adjacent commercial, retail and related uses.

Standards Chapter 10.50 Alcoholic Beverages

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer or alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below

- A. Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.**

See table and narrative under Findings, Item C for other alcohol licenses within 1,000 feet of this application.

This conditional use for a package store license will not adversely impact the immediate area or surrounding uses. See narrative under Findings, Item D.

Staff site/area visits and agency comments indicate that there are no schools or churches within 1,000-feet of the petition site. There are a total of thirty-two (32) licenses in the vicinity, with two being a package store licenses.

- B. Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.**

This standard is met.

The applicant states that all employees involved with serving alcohol will be involved in the dispensing of alcoholic beverages and will be trained in accordance with the T.A.M. training and hold the appropriate certificates.

- C. Operations procedures. If application is made for issue, renewal or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.**

This standard is not applicable.

- D. Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premise. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing,**

or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

This standard appears to be met.

The application is for a package store which will be a specialty wine store, also selling gourmet food items and wine related retail items and gifts. There will be no happy hours, games or contests that include consumption of alcoholic beverages, and no solicitation or encouragement of alcoholic beverage consumption. Sales to persons who are inebriated or underage are prohibited. The application states that an owner or manager will be present at all times during operating hours. All employees will be T.A.M. certified and the facility will maintain well lit areas immediately outside the store, and will continue management oversight at all times.

At the time this report was written, the Anchorage Police Department had not provided comments regarding incidents occurring within the last two years on this site. However, this is a new business which is proposed to be located in a long-vacant store front location.

- E. Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality**

The Treasury Division found no outstanding taxes on this application.

- F. Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety such as providing alcohol to**

minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

The Department of Health and Human Services had not provided comments at the time this report was written.

- G. Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form.** In order to determine whether applicants seeking issue, renewal or transfer of alcoholic beverage licenses have complied with the provisions of this chapter, applicants shall, at the request of the Assembly, submit to the municipal clerk such information as is required on a municipal form prepared by the municipal clerk known as the Municipality of Anchorage Alcoholic Beverage Licensee Compliance Form. Upon request, operators shall also provide the municipal clerk with certificates from all current employees demonstrating that those employees have successfully completed a "Liquor Service Awareness Training Program" such as the program for techniques in alcohol management (T.A.M.) as approved by the State of Alaska Alcoholic Beverage Control Board.

This form was not requested of this applicant.

RECOMMENDATION:

This application for a conditional use for alcoholic beverages in the B-3 District to allow a package store use and license per AMC 21.40.150D.12 for AOT, Block 49, Tract A, Fragment Lot 3, meets the required standards of AMC Title 10 and Title 21.

If after a public hearing on the matter, the Anchorage Assembly finds that the required standards have been met, staff recommends the following conditions of Approval:

1. A notice of Zoning Action shall be filed with the District Records Office within 120 days of the Assembly's approval of the amendment for a package store license use on AOT, Block 49, Tract A, Fragment Lot 3.

2. All uses shall conform to the plans and narrative submitted with this conditional use application.
3. This conditional use approval is for an Alcoholic Beverages Conditional Use in the B-2A District for a Package Store Use per AMC 21.40.150 D.12 for approximately 1,811 SF gross leasable area to be located in the structure at AOT, Block 49, Tract A, Fragment Lot 3.
4. On-premise sale of alcohol beverages will be seven days a week as permitted per the Alaska Alcoholic Beverage Control Board requirements.
5. Upon demand the applicant shall demonstrate compliance with a liquor "Server Awareness Training Program approved by the State of Alaska alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.).
6. The use of the property by any person for the permitted purposes shall comply with all current and future federal, state and local laws and regulations including but not limited to laws and regulations pertaining to the sale, dispensing, service and consumption of alcoholic beverages and the storage, preparation, sale, service and consumption of food. The owner of the property, the licensee under the Alcoholic Beverage Control license and their officers, agents and employees shall not knowingly permit or negligently fail to prevent the occurrence of illegal activity on the property.
7. A copy of the conditions imposed by the Assembly in connection with this conditional use approval shall be maintained on the premise at a location visible to the public.

2008-116



Municipality of Anchorage
Planning Department

Date: June 25, 2008

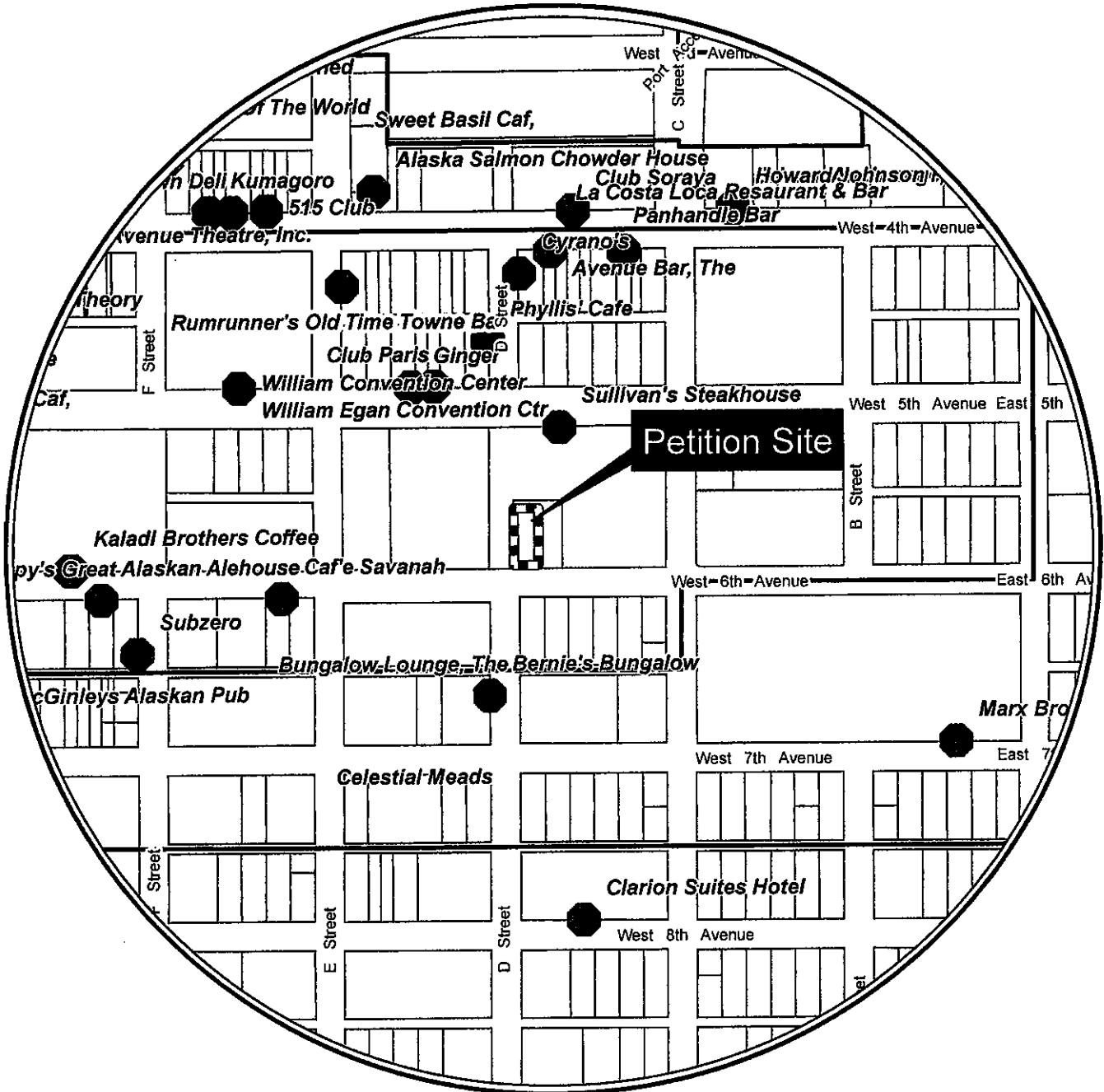
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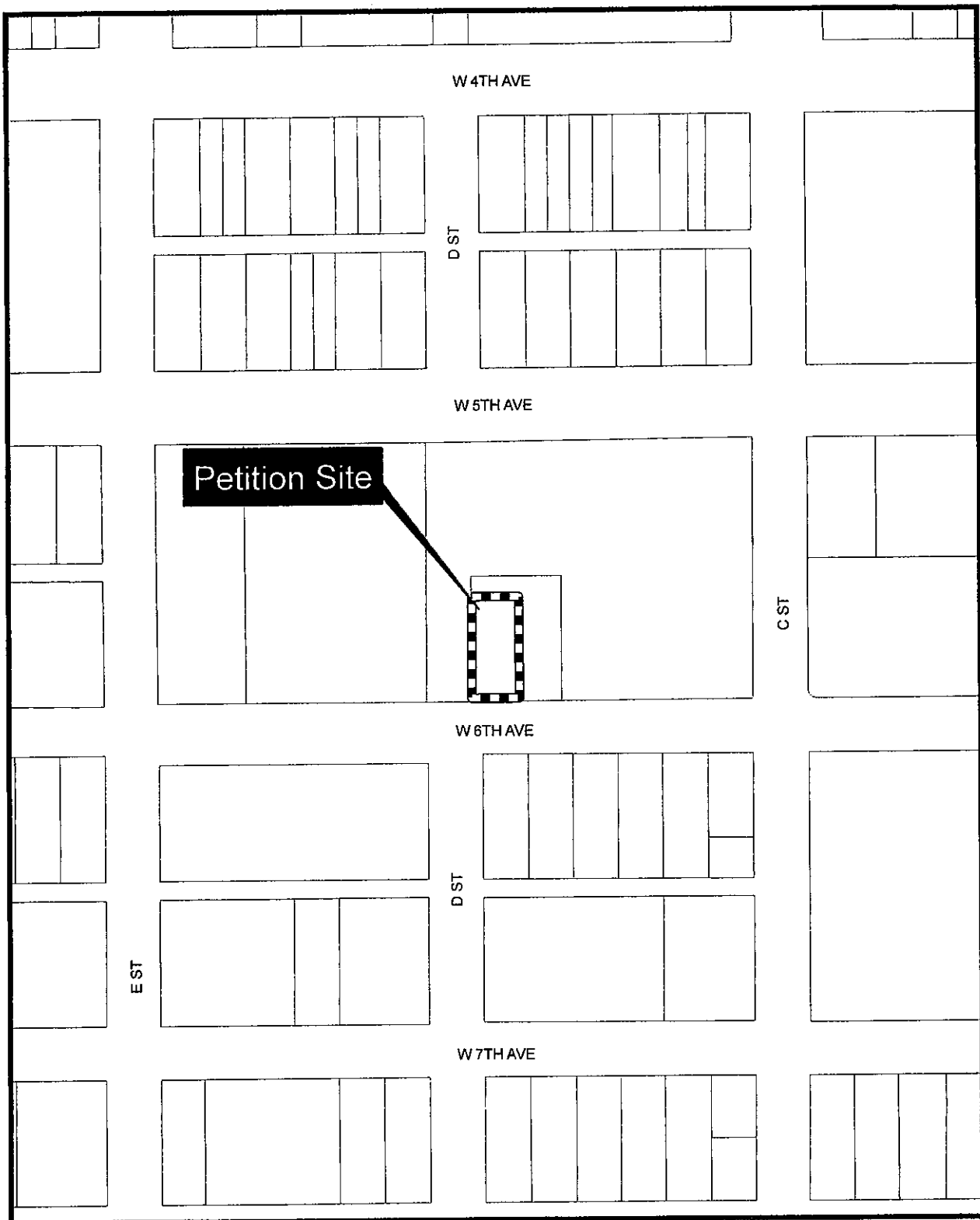
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2008-116

● EXISTING LIQUOR LICENSES WITHIN 1000'



2008-116



Municipality of Anchorage
Planning Department

Date: June 25, 2008

Single Family

Multi-Family



Mobile Home Park



0 165 330 Feet

Alcohol Existing License List Report

Case Number: 2008-116 Description: 1000'

Parcel Business Name	Parcel Owner Name Applicant Name	Parcel Owner Address Business Address	City Lic. Number	State Lic. Zone	Zip Lic. Type
00210242000 Sullivan's Steakhouse	NORTHWESTERN SIMON INC Sullivans of Alaska	PO BOX 6120 320 W 5th Ave Unit C100	INDIANAPOLIS 3412	IN B2A	46206 Beverage Dispensary
00210321000 Cyrano's	LOUSSAC BUILDING JOINT VENTURE Cyrano's Crepes & Books LLC	413 D STREET 413 D St	ANCHORAGE 2724	AK B2A	99501 Restaurant/Eating Place
00210322000 Avenue Bar, The	PATTEE JOHN J.G. Pattee, Inc.	338 W 4TH AVE 338 W 4th Ave	ANCHORAGE 1184	AK B2A	99501 Beverage Dispensary
00210328000 Panhandle Bar	PAPAGIANNIS KONSTANTINOS & BJV, Inc.	KARAPANO 3-5 312 W 4th Ave	ARTA GREECE 825	FC B2A	47100 Beverage Dispensary
00210415000 Club Soraya	JRW VENTURES 81.15% & WINDWAR Latin Connection Entertainment	411 W 4TH AVE #200 333 W 4th Ave Ste 207	ANCHORAGE 4353	AK B2B	99501 Beverage Dispensary
00210415000 La Costa Loca Restaurant & Bar	JRW VENTURES 81.15% & WINDWAR Sorayas, Inc.	411 W 4TH AVE #200 333 W 4th Ave #208	ANCHORAGE 4367	AK B2B	99501 Beverage Dispensary
00210419000 Alaska Salmon Chowder House	BUZZ ROHLFING INC Song, Wae	315 E STREET 443 W 4th Ave	ANCHORAGE 3434	AK B2B	99501 Restaurant/Eating Place
00210419000 Sweet Basil Café	BUZZ ROHLFING INC Buba Corporation	315 E STREET 1021 W Northern Lights	ANCHORAGE 3897	AK B2B	99501 Restaurant/Eating Place
00210438000 Howard Johnson Plaza Hotel	IMPAC HOTELS III LLC Brisam Anchorage, LLC	PO BOX 35527 239 W 4th Ave	TULSA 4682	OK B2B	74153 Beverage Dispensary
00210446000 Howard Johnson Plaza Hotel	BRISAM ANCHORAGE LLC Hallelujah Corporation	420 GREAT NECK RD 239 W 4th Ave	GREAT NECK 519	NY B2B	11021 Beverage Dispensary
00210501000 Phyllis's Cafe	TSAKRES JOHN/TRUST Letourneau, Richard & Phyllis	101 W 36TH AVENUE #419 436 D St	ANCHORAGE 3266	AK B2A	99503 Restaurant/Eating Place
00210504000 Club Paris	MOMA SHEILA D & H & T, Inc.	417 W 5TH AVENUE 417 W 5th Ave	ANCHORAGE 258	AK B2A	99501 Beverage Dispensary
00210506000 Ginger	LUPINE COMMERCIAL COMPANY & Ginger LLC	1403 P STREET 425 W 5th Ave	ANCHORAGE 2925	AK B2A	99501 Restaurant/Eating Place

<u>Parcel</u> Business Name	<u>Parcel Owner Name</u> Applicant Name	<u>Parcel Owner Address</u> Business Address	<u>City</u> Lic. Number	<u>State</u> Lic. Zone	<u>Zip</u> Lic. Type
00210509000 William Convention Center	MOA SMG of Alaska, Inc.	PO BOX 196650 555 W 5th Ave	ANCHORAGE 4455	AK B2A	99519 Beverage Dispensary
00210509000 William Egan Convention Ctr	MOA SMG of Alaska Inc.	PO BOX 196650 555 W 5th Ave	ANCHORAGE 3234	AK B2A	99519 Beverage Dispensary
00210540000 Rumrunner's Old Time Towne Bar	NEUMANN ROBERT G & CAROLYN F Grizzly's, Inc	1433 W 13TH AVENUE 415 E St	ANCHORAGE 4157	AK B2A	99501 Beverage Dispensary
00210603000 515 Club	DOWNTOWN INVESTMENTS CO LLP Clark & Eddy, Inc.	1146 S STREET 515 W 4th Ave	ANCHORAGE 398	AK B2B	99501 Beverage Dispensary
00210605000 Downtown Deli	DOWNTOWN INVESTMENTS CO LLP Downtown Delicatessen, Inc.	1146 S STREET 525 W 4th Ave	ANCHORAGE 327	AK B2B	99501 Restaurant/Eating Place
00210607000 Kumagoro	TAMAKI ITSURO Tamaki, Inc.	2900 PELICAN DR 533 W 4th Ave	ANCHORAGE 2276	AK B2B	99515 Restaurant/Eating Place
00210609000 F Street Station	CROSSROADS LTD PARTNERSHIP Station, Inc.	1041 W 25TH AVE 325 F St	ANCHORAGE 762	AK B2B	99503 Beverage Dispensary
00210625000 Bootleggers Cove	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 152	KY B2B	41017 Package Store Tourist
00210625000 Bruins	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1043	KY B2B	41017 Beverage Dispensary
00210625000 Chartroom, The	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1414	KY B2B	41017 Beverage Dispensary Dup
00210625000 Top Of The World	CP ANCHORAGE HOTEL 2 LLC CP Anchorage Hotel 2, LLC	207 GRANDVIEW DR 500 W 3rd Ave	FORT MITCHEL 1157	KY B2B	41017 Beverage Dispensary Dup
00211165000 Marx Bros. Café at the Museum	MOA Gourmet Asso., LLC	PO BOX 196650 121 W 7th Ave	ANCHORAGE 4008	AK B2B	99519 Restaurant/Eating Place
00211268000 Clarion Suites Hotel	CHENEGA LODGING LLC Chenega Hotel Management, LLC	3000 C ST STE 301 325 W 8th Ave	ANCHORAGE 3851	AK B2C	99503 Beverage Dispensary Tour
00211272000 Bernie's Bungalow Lounge	SOUPHANAVONG BERNARD Bernard Souphanavong	626 D ST 626 D St	ANCHORAGE 4425	AK B2B	99501 Beverage Dispensary Dup

<u>Parcel</u> <u>---</u> <u>---</u> <u>---</u>	<u>Parcel Owner Name</u> <u>---</u>	<u>Parcel Owner Address</u>	<u>City</u> <u>---</u> <u>---</u>	<u>State</u> <u>---</u> <u>---</u>	<u>Zip</u> <u>---</u> <u>---</u>
Business Name	Applicant Name	Business Address	Lic. Number	Lic. Zone	Lic. Type
00211272000 Bungalow Lounge, The	SOUPHANAVONG BERNARD Souphanavong, Bernard I.	626 D ST 626 D St	ANCHORAGE 3781	AK B2B	99501 Beverage Dispensary
00211375000 Humpty's Great Alaskan Alehouse	GORBUSCHA LLC Hook, Line & Sinker, Inc.	610 W 6TH AVE 610 W 6th Ave	ANCHORAGE 3427	AK B2A	99501 Beverage Dispensary
00211376000 Subzero	PIONEERS OF ALASKA Hook Line & Sinker	PO BOX 101041 612 F St	ANCHORAGE 4261	AK B2A	99510 Beverage Dispensary Dup
00211380000 Cafe Savanah	VARGAS ALEX 50% & Cafe Savanah LLC	PO BOX 111846 508 W 6th Ave	ANCHORAGE 4295	AK B2A	99511 Restaurant/Eating Place
00211380000 Grape Expectations	VARGAS ALEX 50% & Grape Expectations LLC	PO BOX 111846 510 West 6th Avenue	ANCHORAGE 4779	AK B2A	99511 Package Store

Parcels--Basic Layers

Wed Jun 25, 12:56:37, 2008

Map: Parcels--Basic Layers



Scale 1:5000

Legend:

Txt

STREET_NAME

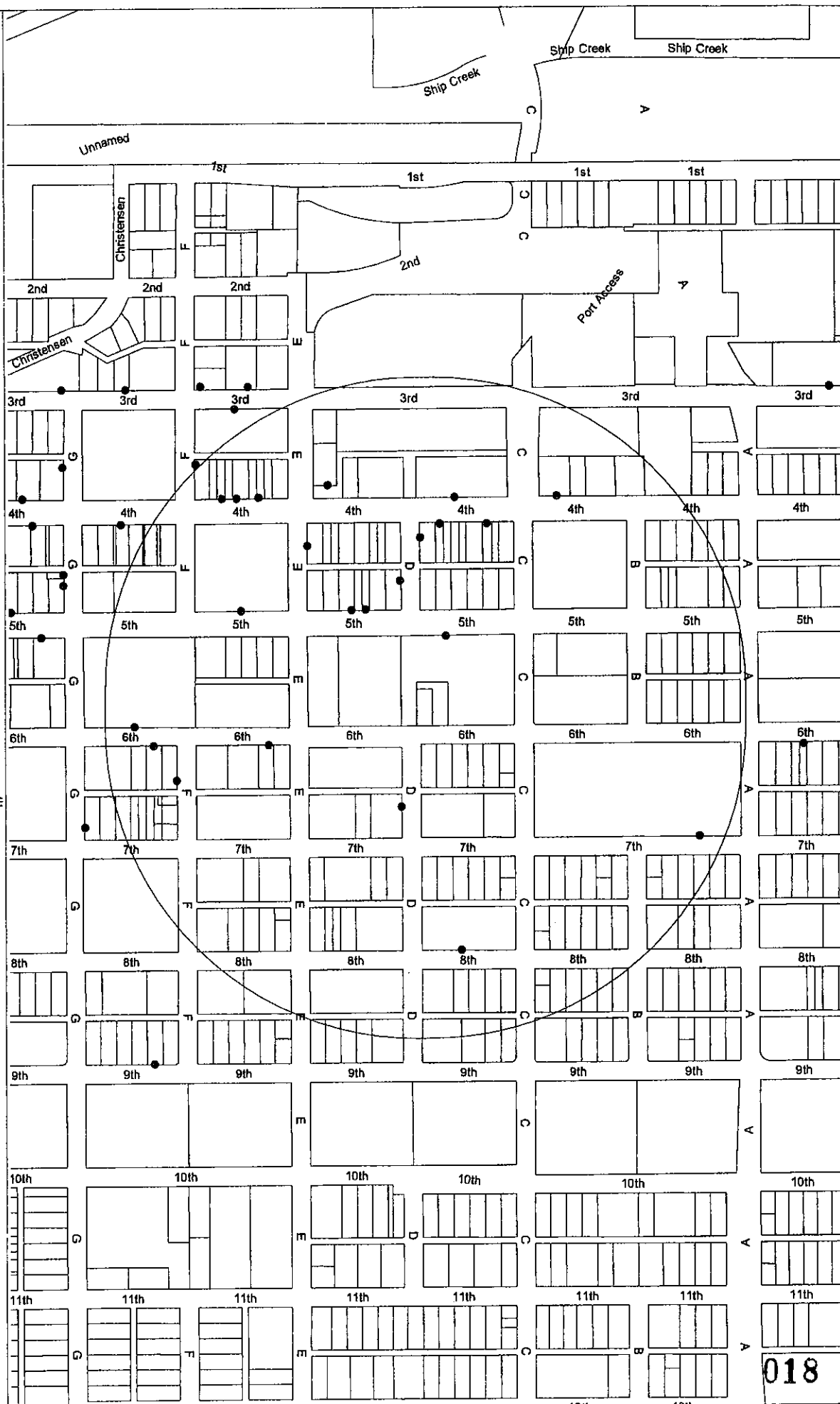
PARCELS

ALCOHOL

Distance
1000'

CityView™

Municipal Software Corporation



018

Alcohol Church and School List Report

Case Number: 2008-116 Description: 200'

Parcel	Parcel Owner Name	Parcel Site Address	Description
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Parcels--Basic Layers

Wed Jun 25, 12:58:45, 2008

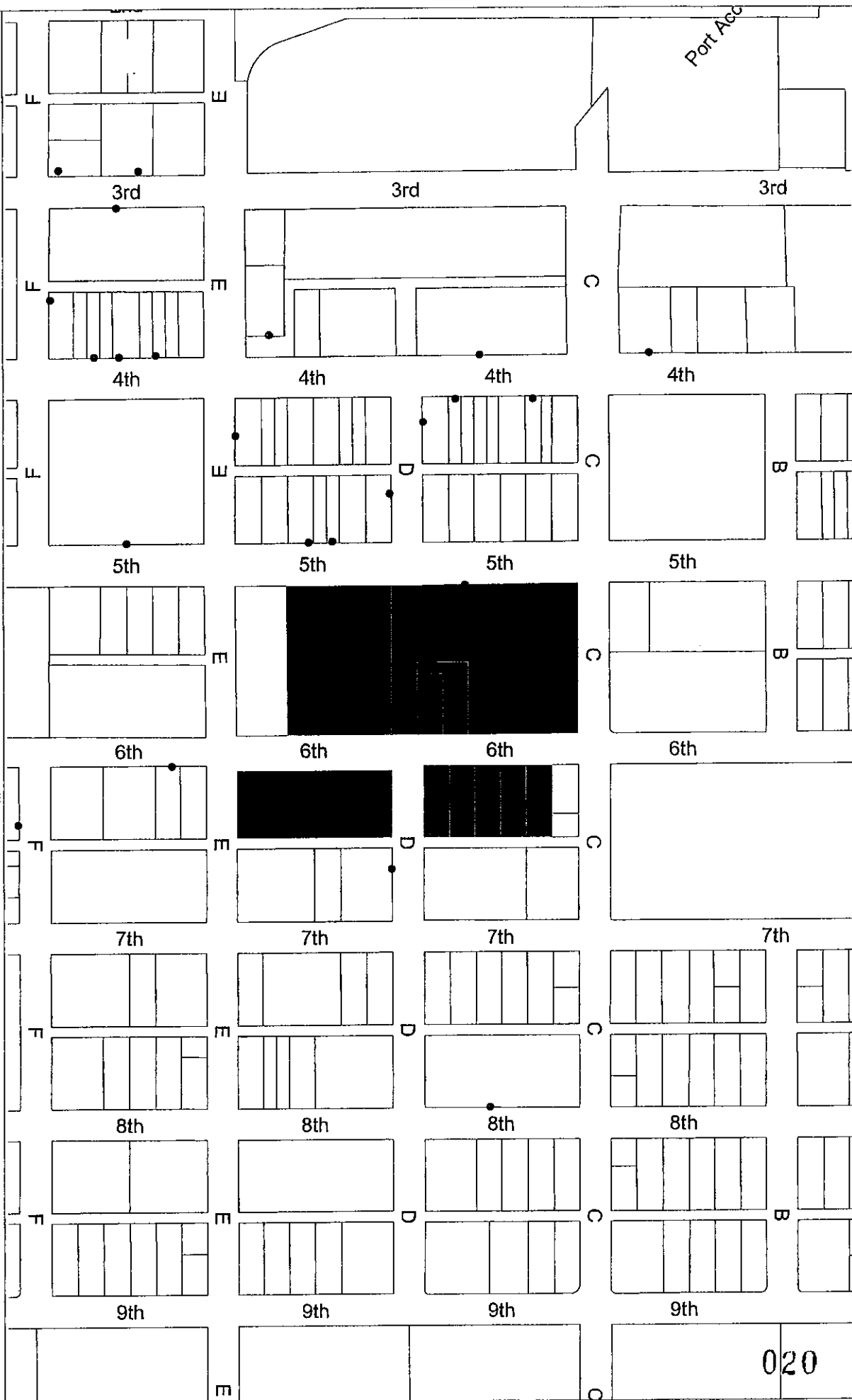
Map: Parcels--Basic Layers



Scale 1:3000

Legend:

- Txt
- STREET_NAME
- PARCELS
- ALCOHOL



**DEPARTMENTAL
COMMENTS**

Reviewing Agency Comment Summary Case No.: 2008-116

Agency	Comments Included in Packet	No Comments and/or Objections	No Response
Air Pollution Control			
Alaska DEC			
Alaska Division of Parks			
Alaska DOT/PP			
Anchorage Police Department			
AWWU	X		
DHHS Environmental			
DHHS Social Services			
Community Council			
Fire Prevention		X	
Flood Hazard			
ML&P			
On-Site Water & Wastewater			
Parks and Recreation			
Project Mgt. & Engineering		X	
Right-of-Way			
School District			
Transit			
Treasury	X		
Traffic & Transportation Planning			

Municipality of Anchorage
Treasury Division
Memorandum

RECEIVED

JUL 10 2008

Municipality of Anchorage
2008-116

Date: July 9, 2008
To: Rich Cartier, Planning Dept.
From: Daisy VanNortwick, Revenue Officer
Subject: Liquor License Conditional Use Comments

Request: Conditional Use permit # 2008-116 for Cellar LLC . located at 343 W 6th Ave.# 2
Anchorage AK 99501

I find no outstanding taxes on this application, and see no reason for not approving it

Municipality Of Anchorage
ANCHORAGE WATER & WASTEWATER UTILITY

RECEIVED

MEMORANDUM

JUL 17 2008

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

DATE: July 15, 2008
TO: Jerry Weaver, Zoning Division Administrator, Planning Department
FROM: Paul Hatcher, Engineering Technician III, AWWU *PAH*
SUBJECT: **Zoning Case Comments**
Planning & Zoning Commission Hearing August 12, 2008
Agency Comments due July 15, 2008

AWWU has reviewed the materials and has the following comments.

08-116 ORIGINAL BLK 49 TR A FRAGMENT LT 3, A request concept/final approval of a conditional use to permit an alcoholic beverage, Grid SW1230

1. AWWU water and sanitary sewer currently available to this parcel.
2. AWWU has no objection to this request for conditional use.

If you have any questions pertinent to public water and sanitary sewer, you may call me at 564-2721 or the AWWU planning section at 564-2739, or e-mail paul.hatcher@awwu.biz.



Municipality of Anchorage
Project Management & Engineering Department



Comments to Miscellaneous Planning and Zoning Applications

RECEIVED

DATE: July 15, 2008

JUL 15 2008

TO: Jerry Weaver, Platting Officer

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

FROM: Sharen Walsh, P.E. – Private Development - Plan Review Engineer

SUBJECT: Comments for Assembly Public Hearing date: August 12, 2008

Case No. 2008-116 – A request for concept/final approval of a conditional use to permit an alcoholic beverage package store.

Project Management and Engineering has no comment on the request for a conditional use.

RECEIVED

JUN 27 2008

Fire Plan Review Comments: Reviewer Martin Schwan

MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION

2008-116 P Long 6/27/08 No Objection.

2007-162-1 P Long 6/27/08 No Objection. Cul-de-sac shall meet minimum dimensions for fire apparatus turnaround.

2008-115 P Long 6/27/08 Comment: 1) Show location and dimensions of fire lane. 2) Provide fire lane signage. 3) Show compliance that fire apparatus access is within 150' of all points of the building. 4) Show hydrant locations.

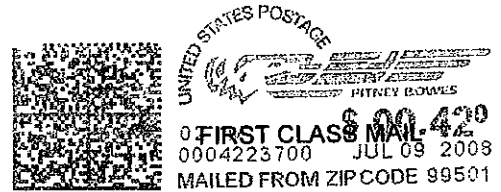
S11628-3 J Weaver 6/27/08 Comment: 1) Grade shall not exceed 10% as approved by fire marshal. 2) Provide second fire apparatus access road or sprinkler all dwellings in accordance with NFPA 13.

S11655-2 J Weaver 6/27/08 No Objection

S11693-1 J Weaver 6/27/08 Comment: 1) Provide compliant fire apparatus turnaround on west side of tract B. 2) Post fire lane signs in accordance with IFC D103.6.1 and D103.6.2 on east portion of tract B.

S11694-1 J Weaver 6/27/08 No objection

Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650
(907) 343-7942



002-113-81-000
PTARMIGAN VIEW LLC
1010 BEECH LN
ANCHORAGE, AK 99501

RECEIVED

JUL 14 2008

**MUNICIPALITY OF ANCHORAGE
PLATTING DIVISION**

**ASSEMBLY
NOTICE OF PUBLIC HEARING - - Tuesday, August 12, 2008**

Planning Dept Case Number: 2008-116

The Assembly of the Municipality of Anchorage will hold a public hearing on a petition proposing a conditional use at its regular meeting of Tuesday, August 12, 2008. The meeting begins at 6:00 p.m. in the Assembly Chambers of the Z. J. Loussac Library, 3600 Denali Street. The petition is for the following:

CASE: 2008-116
PETITIONER: Cellar, LLC
REQUEST: Assembly conditional use for an alcoholic beverage package store
TOTAL AREA: 0.140 acres
SITE ADDRESS: 343 W. 6TH AVENUE #2
CURRENT ZONE: B-2A Central business district-core
COM COUNCIL(S): 1---Downtown

LEGAL/DETAILS: A conditional use permit to allow a wine only package store. Original Townsite, Block 49, Tract A, Fragment Lot 3. Generally located north of 6th Avenue at the intersection of 6th Avenue and D Street.

The Zoning Ordinance requires that you be sent notice because your property is within the vicinity of the petition area. This will be the only public hearing and you are invited to attend and present testimony, if you so desire.

If you would like to comment on the petition this form may be used for your c Mailing Address: Municipality of Anchorage, Department of Planning, P.O. Box 196650, Anchorage, Alaska 99519-6650. For more information call: 343-7942; FAX 343-7927. Case information may be viewed at www.muni.org by selecting Departments/Planning/Zoning and Platting Cases.

Name: _____
Address: _____
Legal Description: _____
Comments: _____
Agree
Lottie Michael
Lottie Michael

3

APPLICATION

Application for Conditional Use Retail Sale Alcoholic Beverages

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Please fill in the information asked for below.

PETITIONER*		PETITIONER REPRESENTATIVE (IF ANY)	
Name (last name first) <u>Cellar, LLC</u>		Name (last name first) <u>de Lucia, Robert</u>	
Mailing Address <u>3512 Stanford Drive</u> <u>Anchorage AK 99508</u>		Mailing Address <u>3512 Stanford Drive</u> <u>Anchorage AK 99508</u>	
Contact Phone: Day: <u>907-250-8795</u> Night: <u>907-250-8795</u>		Contact Phone: Day: <u>907-250-8795</u> Night: <u>907-250-8795</u>	
FAX:		FAX:	
E-mail: <u>crushak@gmail.com</u>		E-mail: <u>crushak@gmail.com</u>	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION		
Property Tax # (000,000-00-000): <u>00210243</u>		
Site Street Address: <u>343 W. 6th Avenue, #3, Anchorage AK 99501</u>		
Property Owner (if not the Petitioner): <u>Karen Sneed, Corporate Leasing, LLC</u>		
Current legal description: (use additional sheet if necessary) <u>Frag Lot A-3</u> <u>BLK 49, Track A</u>		
Zoning: <u>B-2A</u>	Acreage:	Grid # <u>SW1230</u>

ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE PROPOSED		
<input type="checkbox"/> Beverage Dispensary	<input type="checkbox"/> Private Club	<input type="checkbox"/> Restaurant, exempt
<input type="checkbox"/> Beverage Dispensary-Tourism	<input type="checkbox"/> Public Convenience	<input type="checkbox"/> Theater
<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Recreational	<input type="checkbox"/> Other (Please explain):
<input checked="" type="checkbox"/> Package Store	<input type="checkbox"/> Restaurant	
Is the proposed license: <input type="checkbox"/> New <input checked="" type="checkbox"/> Transfer of location: ABC license number: <u># 1626 PACKAGE STORE</u>		
Transfer license location:		
Transfer licensed premises doing business as:		

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a retail sale of alcoholic beverages conditional use permit in conformance with Title 21 of the Anchorage Municipal, Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the conditional use. I also understand that assigned hearing dates are tentative and may have to be postponed by Planning Department, Municipal Clerk, or the Assembly for administrative reasons.

Date: <u>6/2/08</u>	Signature (Agents must provide written proof of authorization): <u>ROBERT DE LUCIA</u>
---------------------	--

Accepted by:	Date of Approval:	Case Number:
<u>[Signature]</u>	<u>6/2/08</u>	<u>2008-116</u>

COMPREHENSIVE PLAN INFORMATIONAnchorage 2020 Urban/Rural Services: ☒ Urban ☐ RuralAnchorage 2020 West Anchorage Planning Area: ☐ Inside ☒ Outside

Anchorage 2020 Major Urban Elements: Site is within or abuts:

☒ Major Employment Center ☒ Redevelopment/Mixed Use Area ☐ Town Center☐ Neighborhood Commercial Center ☐ Industrial Center☐ Transit - Supportive Development Corridor

Eagle River-Chugiak-Peters Creek Land Use Classification:

☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

☐ Commercial ☐ Industrial ☐ Parks/opens space ☐ Public Land Institutions☐ Marginal land ☐ Alpine/Slope Affected ☐ Special Study☐ Residential at _____ dwelling units per acre**ENVIRONMENTAL INFORMATION** (All or portion site affected)Wetland Classification: ☒ None ☐ "C" ☐ "B" ☐ "A"Avalanche Zone: ☒ None ☐ Blue Zone ☐ Red ZoneFloodplain: ☒ None ☐ 100 year ☐ 500 yearSeismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☒ "4" ☐ "5"**RECENT REGULATORY INFORMATION** (Events that have occurred in last 5 years for all or portion site)☐ Rezoning - Case Number:☐ Preliminary Plat ☐ Final Plat - Case Number(s):☐ Conditional Use - Case Number(s):☐ Zoning variance - Case Number(s):☐ Land Use Enforcement Action for☐ Building or Land Use Permit for☐ Wetland permit: ☐ Army Corp of Engineers ☐ Municipality of Anchorage**DOCUMENTATION**

Required:

- ☐ Site plan to scale depicting: building footprints; parking areas; vehicle and pedestrian circulation; lighting; landscaping; signage; and licensed premises location.
- ☐ Building plans to scale depicting: floor plans indicating the location of sales and service areas; building elevations (photographs are acceptable).
- ☐ Photographs of premises from each street frontage that include and show relationship to adjacent structures and the premises visible street address number.
- ☐ Narrative: explaining the project; construction, operation schedule, and open for business target date.
- ☐ Copy of a zoning map showing the proposed location.
- ☐ Copy of completed Alcoholic Beverage Control Board liquor license application form including all drawings and attachments, if filed with ABC Board.

Optional: ☐ Traffic impact analysis ☐ Economic impact analysis ☐ Noise impact analysis

PROPERTY OWNER AUTHORIZATION* (if petitioner is not property owner)

(I)(WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY)(OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY)(OUR) responsibility to satisfy.

Date

Signature

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

Cellar, LLC

What is the gross leaseable floor space in square feet?

1811 sq ft

NET: 794 ft²

What is the facility occupant capacity?

???

What is the number of fixed seats (booth and non movable seats)?

N/A

What is the number non-fixed seats (movable chairs, stools, etc.)?

N/A

What will be the normal business hours of operation?

11am - 9pm

What will be the business hours that alcoholic beverages will be sold or dispensed?

11am - 9pm

What do you estimate the ratio of food sales to alcohol beverage sales will be?

N/A

% Alcoholic beverage sales

% Food sales

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☐ Other ☐ None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.50.020 Minors-Disseminating indecent material? ☐ Yes ☒ No

Do you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? ☐ Yes ☒ No

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name

Address

N/A

PACKAGE STORES

Provide the projected percentage of alcoholic product inventory in the store where the retail unit price is:

0 % less than \$5.00

0 % \$5.00 to \$10.00

65% % \$10.00 to \$25.00

35% % greater than \$25.00

CONDITIONAL USE STANDARDS

The Assembly may only approve the conditional use if it finds that **all** of the following 4 standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you. Use additional paper if needed.

Explain how the proposed conditional use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

See attached

Explain how the proposed conditional use conforms to the standards for that use in this title and regulations promulgated under this title.

See Attached

Explain how the proposed conditional use will be compatible with existing and planned land uses in the surrounding neighborhood and with the intent of its use district.

See attached.

Application for conditional use retail sale alcoholic beverages continued

PROPERTY OWNER AUTHORIZATION* (If petitioner is not property owner)

(I/WE) hereby grant permission to and acknowledge that person shown as the petitioner on this application is applying for a conditional use permit for the retail sales of alcoholic beverages on a property under (MY/OUR) ownership and that as part of the conditional use permit process the Assembly may apply conditions which will be (MY/OUR) responsibility to satisfy.

05.14.08

Harold S. Sneed

Date

Signature

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

FACILITY OPERATIONAL INFORMATION

What is the proposed or existing business name (Provide both if name is changing):

Cellar, LLC

What is the gross leaseable floor space in square feet?

1811 sq ft

What is the facility occupant capacity?

What is the number of fixed seats (booth and non movable seats)?

N/A

What is the number non-fixed seats (movable chairs, stools, etc.)?

N/A

What will be the normal business hours of operation?

What will be the business hours that alcoholic beverages will be sold or dispensed?

What do you estimate the ratio of food sales to alcohol beverage sales will be?

% Alcoholic beverage sales

% Food sales

Type of entertainment proposed: (Mark all that apply)

☒ Recorded music ☐ Live music ☐ Floor shows ☐ Patron dancing ☐ Sporting events ☐ Other ☐ None

Do you propose entertainment or environmental conditions in the facility that will meet the definition of "indecent material" or "adult entertainment" as set forth by AMC 8.50.020 Minors-Disseminating indecent material? ☐ Yes ☒ No

Do you propose conditions in the facility that fall under AMC 10.40.050 Adult oriented establishment? ☐ Yes ☒ No

DISTANCE FROM CHURCHES, DAY CARE, AND SCHOOLS

Locate and provide the names and address of all churches, day care, and public or private schools within 200 feet of the site property lines

Name

Address

N/A

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.

See attached

2. The demand for and availability of public services and facilities.

See attached

3. Noise, air, water or other forms of environmental pollution.

See attached

4. The maintenance of compatible and efficient development patterns and land use intensities.

See attached

STANDARDS CHAPTER 10.50 ALCOHOLIC BEVERAGES

In the exercise of its powers and under AS 04.11.480 and 15 AAC 104.145 to protest issue, renewal and transfer of alcoholic beverage licenses within the Municipality of Anchorage, the Assembly shall consider whether the proposed license meets each and every factor and standard set forth below.

Concentration and land use. Whether transfer of location or issue of the requested license will negatively impact the community through an increase in the concentration of uses involving the sale or service of alcoholic beverages within the area affected and will conform to the separate standards of AMC 21.50.020.

How many active liquor licenses are located on the same property as your proposed license?

0

Within 1,000 feet of your site are how many active liquor licenses?

0

How would you rate this area's license concentration on a scale of 1 to 5 with 5 = high

1

How many active liquor licenses are within the boundaries of the local community council?

1

In your opinion, is this quantity of licenses a negative impact on the local community?

No

Training. If application is made for issue, renewal or transfer of a beverage dispensary license, restaurant or eating place license, or package store license, whether the applicant can demonstrate prospective or continued compliance with a Liquor "Server Awareness Training Program approved by the State of Alaska Alcoholic Beverage Control Board, such as or similar to the program for techniques in alcohol management (T.A.M.). Until such plan is approved, training by a licensee's employees in the T.A.M. shall constitute compliance with this ordinance.

How many employees in direct contact with alcohol will be trained in accordance with the Alcoholic Beverage Control Board's Liquor Server Awareness Training Program?

See attached

Operations procedures. If application is made for issue, renewal, or transfer of a license, whether the applicant can demonstrate prospective or continued compliance with operations procedures for licensed premises set forth in Section 10.50.035 of this code.

- ☐ Yes ☒ No Happy hours?
☐ Yes ☒ No Games or contests that include consumption of alcoholic beverages?
☒ Yes ☐ No Patron access and assistance to public transportation?
☒ Yes ☐ No Notice of penalties for driving while intoxicated posted or will be posted?
☒ Yes ☐ No Non-alcoholic drinks available to patrons?
☐ Yes ☒ No Solicitation or encouragement of alcoholic beverage consumption?

Public safety. When application is made for the renewal or transfer of location or transfer of ownership of a beverage dispensary license restaurant or eating place license, or package store license, the Assembly shall consider whether the operator can demonstrate the ability to maintain order and prevent unlawful conduct in a licensed premises. In determining the operator's demonstrated ability to maintain order and prevent unlawful conduct, the Assembly may consider police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection. For purposes of this section and Section 10.50.035 "licensed premises" shall include any adjacent area under the control or management of the licensee.

What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

inside facility:

See attached

outside facility:

See attached

Payment of taxes and debts. When application is made for renewal of a license the assembly shall consider, pursuant to AS 4.11.330, whether the applicant is delinquent in payment of taxes owed to the Municipality. When application is made for transfer of ownership of a license the Assembly shall consider, pursuant to AS 4.11.360, whether the municipality has received either payment or adequate security, for the payment of any debts or taxes, including any estimated taxes for the current year, arising from the conduct of the licensed business. Adequate security" for the payment of debts and taxes may be in the form of: 1) escrowed funds sufficient to Pay the debts and taxes claimed and any escrow fees; 2) actual payment of debts and taxes claimed; or, 3) a guarantee agreement in accordance AMC 10.50.030. Any guarantee agreement shall be in writing, signed by the transferor, transferee and Municipality

☒ Yes ☐ No Are real estate and business property taxes current?
☐ Yes ☒ No Are there any other debts owed to the Municipality of Anchorage?

Public health. If application is made for the renewal or transfer of location or transfer of ownership of a license, the Assembly shall consider whether the operator has engaged in a pattern of practices injurious to public health or safety, such as providing alcohol to minors or intoxicated persons, committing serious violations of State law relevant to public health or safety, or other actions within the knowledge and control of the operator which place the public health or safety at risk. In determining if a pattern of practices injurious to public health or safety exists, the Assembly may consider criminal convictions, credible proof of illegal activity even if not prosecuted, police reports, testimony presented before the Assembly, written comments submitted prior to or during the public hearing, or other evidence deemed to be reliable and relevant to the purpose of this subsection.

☒ Yes ☐ No As the applicant and operator can you comply? If no explain

CeLLaR, LLC
Application for Conditional Use
Conditional Use Standards Supplemental

Explain how the proposed use furthers the goals and policies of the comprehensive development plan and conforms to the comprehensive development plan in the manner required by AMC 21.05.

Consistent with Anchorage 2020 Comprehensive Development Plan, CeLLaR Wine Shop will improve the quality of life in Anchorage without encroaching on the city's natural features and open spaces. Housed in an existing and long-vacant second story storefront facing Sixth Avenue in the heart of Downtown Anchorage, CeLLaR will provide a place for downtown shoppers to purchase unique wines, gourmet food items, and wine related retail items and gifts such as wine glasses and openers. It will provide Anchorage with an additional and much needed downtown destination for wine and wine related gifts much like that of any other city the size of Anchorage in the Lower 48.

The most vibrant of downtowns in many cities across the country have multiple wine shops since wine is now one of the most appreciated and consumed beverages in the U.S. CeLLaR aims to sell wines which pass our tasted level of excellence and gourmet specialty beers and liquors. We do not aim to be a gas station liquor store by any means as our target demographic will be those from Anchorage and Alaska who come to the downtown and 5th Avenue Mall area for shopping, gifts, and other cultural events. CeLLaR will provide yet another reason for folks to come to downtown Anchorage. We look to fill a big need in the Anchorage Community and help make Anchorage, our home, and an even better and more vibrant place in which to live. CeLLaR is making efficient use of existing infrastructure. Turning a vacant storefront into a successful business assists in transforming the downtown cityscape into a positive and vibrant urban destination.

Explain how the proposed use conforms to the standards for that use in this title and regulations promulgated under this title.

CeLLaR will operate as an upscale wine shop in the Anchorage Downtown area, conforming to all standards under AMC 21.05 and subsequently, AMC 21.05.030, the Anchorage 2020 Comprehensive Development Plan. Since CeLLaR will be utilizing an existing commercial building, there will be no additional land development required.

Explain how the proposed use will be compatible with existing and planned land used in the surrounding neighborhood and with the intent of its use district.

The location of CeLLaR is within the existing core street study area of the Downtown Core Streets Streetscape Plan (2007). Using private investment, CeLLaR is helping to create a vibrant and walkable environment, which is part of the vision statement of the Core Street Plan. Aside from removing a vacant building from the public's eye, CeLLaR

will provide “visually appealing connectivity that ties the downtown districts together and creates a sense of place.” We are planning to include attractive lighting and landscaping outside the building, which will assist in creating an inviting location and help increase the safety of pedestrians in this center of busy economic activity.

Explain how the proposed conditional use will not have a permanent negative impact on the items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and Vehicular traffic circulation and safety.

CeLLaR will be located in the heart of the Anchorage downtown shopping area. Many patrons will already have parked either on the street or in the mall parking facilities which directly connect with our proposed establishments block. CeLLaR can be safely accessed without ever having to cross streets due to the sky-way bridges from the two mall parking garages. CeLLaR’s store front will be conveniently located only a few yards from a pedestrian crossing on 6th Avenue. With a pull off lane and waiting area located on our 6th Avenue block, CeLLaR anticipates no additional traffic problems as guests will have an area to pull off for picking up or dropping off CeLLaR patrons.

2. The demand for and availability of public services and facilities.

CeLLaR will be located in the existing heart of the Downtown Anchorage core business district. Our existing building, while recently vacant, has housed businesses in the past. We are conveniently located near mass transit and the many other existing downtown services and businesses, and adjacent to one of two 5th Avenue Mall parking garages. We do not anticipate CeLLaR having any negative impact on the demand for or availability of public services or facilities given the size and nature of our proposed use.

3. Noise, air, water, or other forms of environmental pollution.

CeLLaR will be located in the heart of the busiest shopping district in downtown Anchorage on 6th Avenue, one of the busiest thorough-fares in downtown. A small specialty wine, gourmet food, and gift shop will create no increased level of discernable noise. Our proposed use will also not generate any air, water, or other forms of pollution. Our business is working with GreenStar to develop a recycling plan for our proposed business so that as little of our trash as possible will end up in the landfill. We are working on the same principals in our remodel and have re-used much of the demolition lumber to build and frame our new walls. This has saved hundreds of pounds from the city landfill and saved our business hundreds of dollars as well.

4. The maintenance of compatible and efficient development patterns and land use intensities.

CeLLaR is currently looking to set up operation in a formerly vacant store front in the heart of downtown. The building has in the past, been home to a variety of businesses over the years. CeLLaR is looking to infill an already developed downtown core business area and revitalizes a vacant storefront. Our proposed use is highly consistent with efficient and already existing development patterns found in the downtown area.

CeLLaR, LLC
Application for Conditional Use
Training and Public Safety Supplemental

Training: How many employees in direct contact with alcohol will be trained in accordance with the Alcohol Beverage Control Board's Liquor Serve Awareness Training Program?

Every employee working at CeLLaR, including administrative personnel, will be required to hold current TAM cards.

Public Safety: What are the proposed precautions to maintain order and prevent unlawful conduct at the licensed premises?

Inside facility?

CeLLaR will have experienced managers overseeing all operations in the package store, including personnel and clients. We will have emergency numbers readily available to staff.

Outside facility?

CeLLaR will maintain well lit areas immediately outside the restaurant and will continue management oversight at all times.

CeLLaR, LLC
Conditional Use Application for Package Store License
Narrative

CeLLaR aims to fill a big void in Anchorage. Any city in the Lower 48 of comparable size has multiple wine and specialty shops in a downtown core district. As Anchorage grows into a more cosmopolitan place in which to live, it is vital to have businesses such as is proposed with CeLLaR to help maintain a vibrant and healthy downtown shopping district. CeLLaR's owners are involved members of the Anchorage community in a variety of endeavors both professionally and on a volunteer level. With the same dedication, we aim to have CeLLaR be an integral part of a thriving Anchorage community. We aim to make Anchorage a better place to live so that the days of flying to shop in Portland or Seattle can be finally put behind us, or are at least a bit less often ☺. We aim to succeed in part so that our economy can continue to grow right here at home with business and monies being kept in our community.

CeLLaR does not aim to compete with, nor do we want to be another chain liquor store. Our small store will be focusing on fine and unique wines, unique beers and savory complimentary foods not found in other package stores around town. We want to have Anchorage explore new and fun wines and wine regions. We will personally taste and recommend each of our wines we plan to sell. We are looking at relationships established in the trade so that we can bring wines new to Alaska that the public does not have the luxury yet of buying in a smaller scale Anchorage market. As we look to be located in the heart of the downtown shopping area, CeLLaR aims to be THE wine gift destination in Anchorage, a place where folks can find a gift for any wine lover, from beginner to connoisseur. We believe there is a niche to fill in Anchorage – one that the public has yet to experience in our town. CeLLaR has assembled the team with the experience and savvy to deliver a top-notch wine and food sales.

CeLLaR will have three guild level Sommeliers on staff who can help Anchorage consumers navigate the often confusing world of wine. These three have many years of wine related experience on both a personal and professional level. We aim to make wine buying a fun and educational experience as we help demystify the confusing and often hard to pronounce wine names and regions. We want to help Anchorage to explore and try new wines that the rest of the world gets to enjoy. We also aim to help shoppers find that perfect wine related gift or gourmet food item.

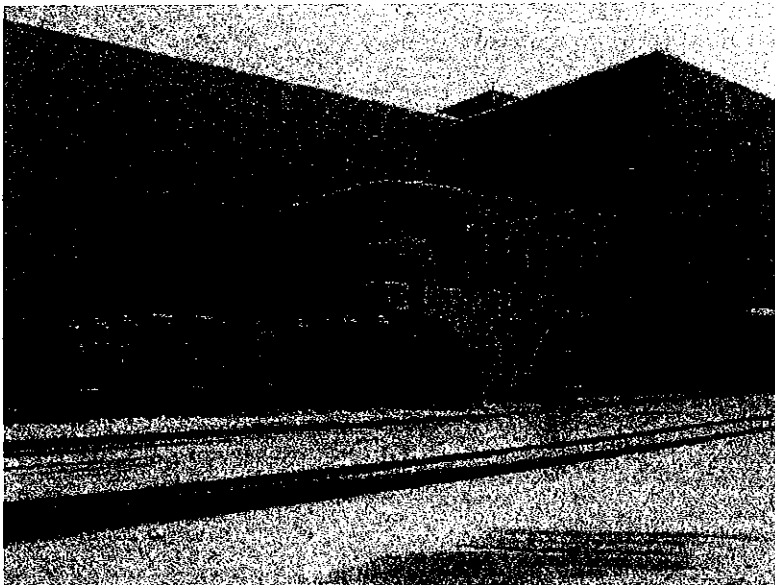
Currently, we are remodeling a long-vacant second story storefront facing Sixth Avenue across from Nordstrom and at the tip of the SoNo district. CeLLaR will add to the now vibrant strip of boutique shops that was a completely vacant stretch of 6th Avenue for many years. We expect construction to continue through August with an open for business target of September 2008. CeLLaR will operate 7 days a week from 11:00 am to 9:00 pm.

CeLLaR, LLC
Application for Conditional Use
Retail Sale Alcoholic Beverages

Elevations

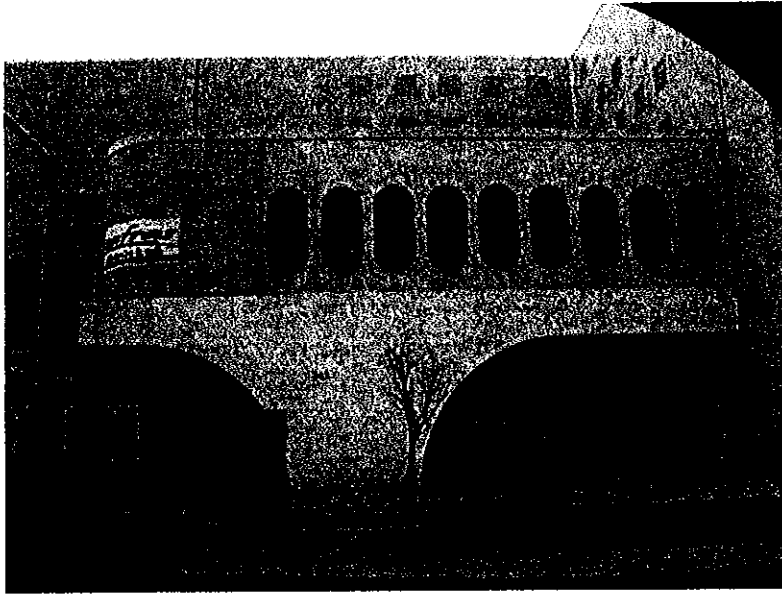


Looking at 343 W Sixth Avenue from north side of Sixth Avenue outside mall entrance.
CeLLaR will occupy the second floor of this building (Unit #2).

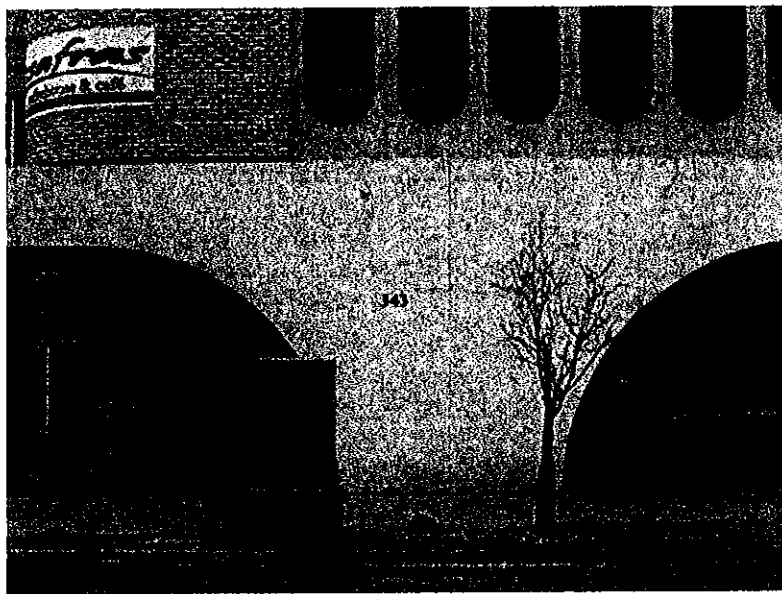


Looking at 343 W Sixth Avenue from south side of Sixth Avenue outside mall entrance.

CeLLaR, LLC
Elevations (continued)



Looking at 343 W Sixth Avenue from south side of Sixth Avenue outside Nordstrom entrance. CeLLaR will occupy the second floor of this building (Unit #2).

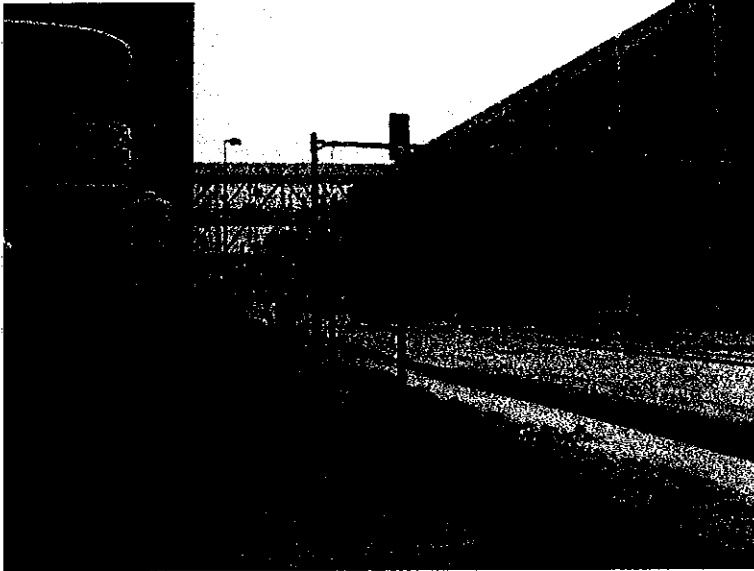


Looking at 343 W Sixth Avenue to include address on building.

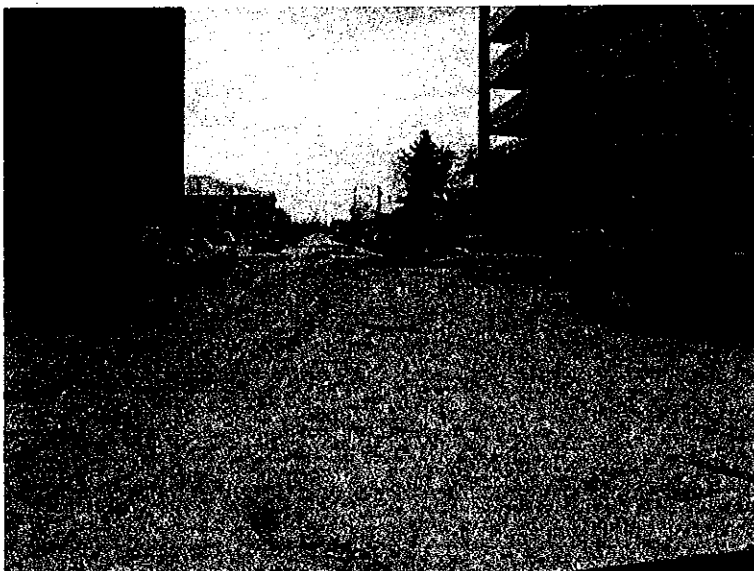
CeLLaR, LLC
Application for Conditional Use
Retail Sale Alcoholic Beverages

Parking

CeLLaR will not have a dedicated parking lot for patrons. Restaurant guests will walk, utilize public transportation or park on the street and in private lots.



Nearby street parking available along Sixth Avenue outside of Nordstrom's.



Nearby street parking available on D Street and in adjacent parking garage.

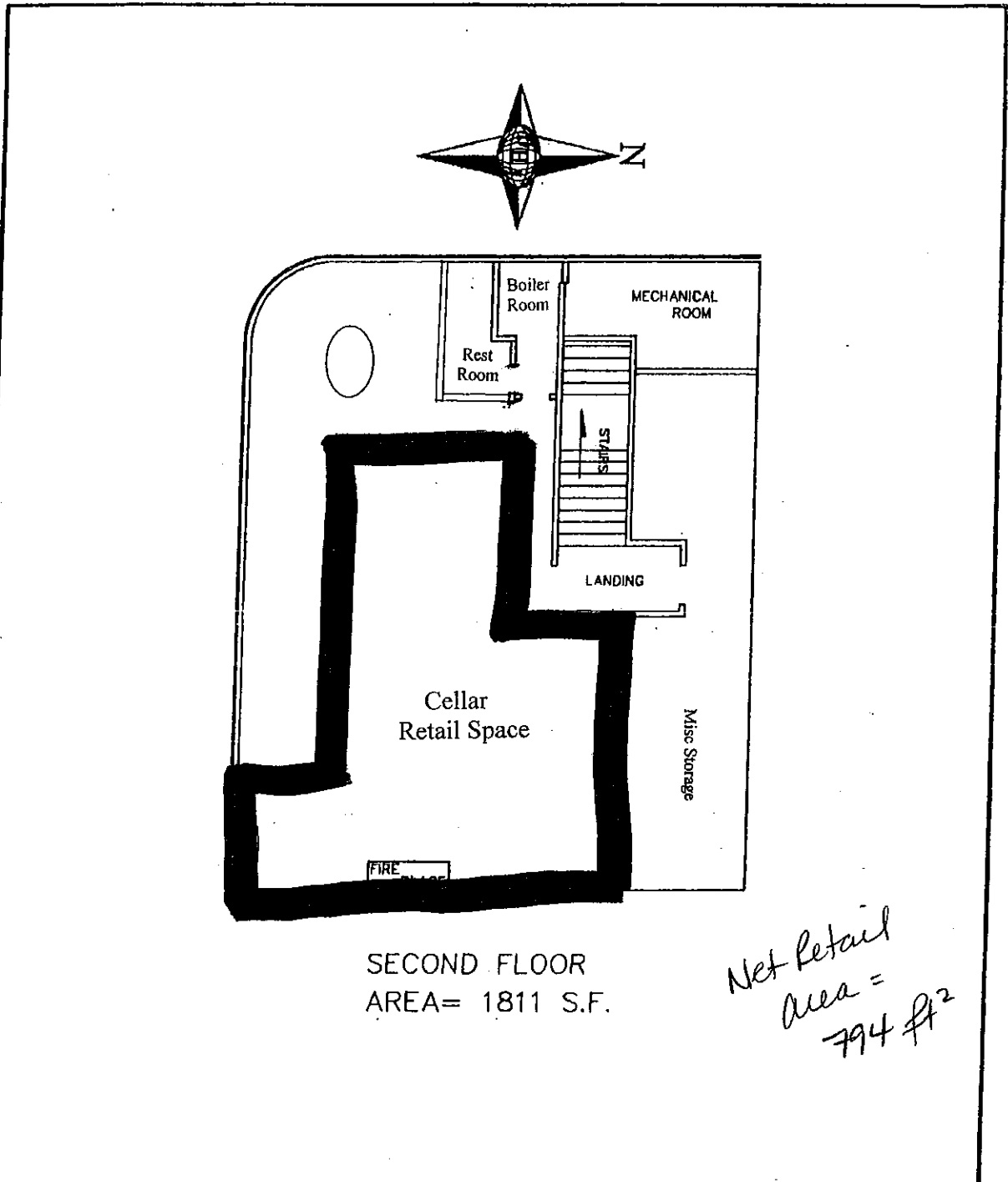
CeLLaR, LLC
Co-owners/Co-applicants

Robert de Lucia
3512 Stanford Drive
Anchorage, AK 99508
907-250-8795

Thomas Showalter
3014 Sheldon Jackson Street
Anchorage, AK 99508
907-351-8559

Scott Anaya
7631 Griffith
Anchorage, AK 99507
907-350-1206

EXHIBIT A-FLOOR PLAN



SECOND FLOOR
AREA= 1811 S.F.

*Net Retail
Area =
794 #2*



DHI CONSULTING ENGINEERS

CIVIL • SURVEYING • PLANNING

Telephone: (907)844-1888

Fax: (907)844-1888

ONE D. DORRIS

• SUITE 2-246, ANCHORAGE, ALASKA 99518

W.O. 07772

COMP. FILE REEVE

SCALE 1"=10'

DATE 12/20/06

REEVE BUILDING
SECOND
FLOOR PLAN

OWNERS (CONTINUED)

J.C.P. REALTY, INC., a Delaware Corporation
1301 AVENUE OF THE AMERICAS
NEW YORK, N.Y. 10008

BY: *[Signature]*

ITS PRESIDENT
ADDRESS: 11501 Avenue of the Americas
New York, N.Y. 10001

SUBSCRIBED AND KNOWN TO BEFORE ME THIS 25th DAY
OF September, 1986.

PERSONALLY APPEARED A. H. Amor, Jr.

MY COMMISSION
EXPIRES April 20, 1988

[Signature]
NOTARY PUBLIC
CLARENCE H. FINE, JR.
OFFICE: 10001 Avenue of the Americas, New York, N.Y. 10001
COMM. NO. 11111111
EXPIRATION DATE: 12/31/88

86-173
RECORDED - 86-173-5
Anchorage, Alaska
Subscribed to by
A.H. Amor, Jr.
A.H. Amor, Jr.
Anchorage, Alaska
Anchorage, Alaska

I, Kenneth B. Welch, professional land surveyor,
do hereby certify that this document and site plan shows a
true and correct representation of Tract A, Block 49,
Anchorage Original Townsite filed in the Anchorage
Recording Office under plot file number 86-142.

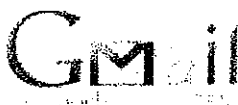


SEE SHEET 1 OF 2 FOR NOTES

SHEET 2 OF 2

COMMERCIAL TRACT FRAGMENT LOT SITE PLAN ANCHORAGE ORIGINAL TOWNSITE, TRACT A, BLOCK 49			
ENGINEERS 4040 B STREET ANCHORAGE, ALASKA			
DRAWN BY STEVE HOWE		SCALE: 1" = 100'	DOWL FILE NO.
DATE: 15 JULY 86	W.D. 51327	GRID 1230	REF. 112-3 112-4
S-6345		1002-704	

(86-173) FQ26f2



Thomas Showalter <theshowalters@gmail.com>

Property Information

Robert de Lucia <rant@gci.net>

Wed, Apr 9, 2008 at 2:07 PM

To: "showalters Thomas and <theshowalters@gmail.com>" <theshowalters@gmail.com>

The final document here is the default on rentals owed by
Mercury hair studio...

Recorders Office - Document Display

Selected Document: 2006-085240-0

in District: 301 - ANCHORAGE

See [Index](#)
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[Cannot view](#)
[images?](#)

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Document Year: 2006 Number: 085240 Suf: 0	District: 301 - ANCHORAGE
Date Recorded: 12/19/2006 Time: 02:08PM	Pages: 6
Index: MS - MISCELLANEOUS	Other ID: 3434 533
Desc: ASSIGN OF GROUND LEASE AGREEMENT	
Grantor - SNEAD KAREN	
Grantee - CORPORATE LEASING LLC	
Location: Lot: 3 Block: 49 Tract: A	Plat: <u>86-173</u>
Additional Information: S50.3'	

Recorders Office - Document Display

Selected Document: 2006-085241-0

in District: 301 - ANCHORAGE

[See Index
Codes](#)

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Document Year: 2006 Number: 085241 Suf: 0

District: 301 - ANCHORAGE

Date Recorded: 12/19/2006 Time: 02:08PM Pages: 2

Index: D - DEEDS

Desc: QUITCLAIM DEED

Grantor - SNEAD KAREN

Grantee - CORPORATE LEASING LLC

Location: Lot: 3 Block: 49 Tract: A

Plat: 86-173

Additional Information: S50.3'

All information has been displayed



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Alaska Department of Natural Resources

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Selected Document: 2006-085241-0

in District: 301 - ANCHORAGE

[See Index Codes](#)[Cannot view
images?](#)[See Image](#)

Document Year: 2006 Number: 085241 Suf: 0	District: 301 - ANCHORAGE
Date Recorded: 12/19/2006 Time: 02:08PM	Pages: 2
Index: D - DEEDS	
Desc: QUITCLAIM DEED	
Grantor - SNEAD KAREN	
Grantee - CORPORATE LEASING LLC	
Location: Lot: 3 Block: 49 Tract: A	Plat: 86-173
Additional Information: S50.3'	

All information has been displayed

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Alaska Department of Natural Resources

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in District: 301 - ANCHORAGE

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images?](#)[Image Unavailable](#)

Document Year: 2006 Number: 008918 Suf: 0

District: 301 - ANCHORAGE

Date Recorded: 02/13/2006 Time: 10:17AM Pages: 3

Index: M - MORTGAGES

Desc: ASSIGN OF GROUND LEASE AND CONSENT

Grantor - MUJAGIC DIANE

Grantor - MUJAGIC MILO

Grantee - SNEAD KAREN SUE

Location: Lot: 3 Block: 49 Tract: A

Plat: 86-173

Additional Information: S50.3'

All information has been displayed

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Thomas Showalter <theshowalters@gmail.com>

Fwd: Plat 86-173, Lot 3, Block 49, Tract A

Robert de Lucia <rant@gci.net>

Wed, Apr 9, 2008 at 2:19 PM

To: "showalters Thomas and <theshowalters@gmail.com>" <theshowalters@gmail.com>

Here is the entire History of the property from the recorders office.

Recorders Office - Documents by a Plat Number

in District: 301 - ANCHORAGE

Document(s) for Plat: 86-173 Lot: 3 Block: 49 Tract: A

Document Desc.	Date Recorded	Index	Book	Page	Additional Legal
<u>PLAT</u>	09/26/1986	PL - PLAT			
<u>AGREEMENT</u>	09/26/1986	MS - MISCELLANEOUS	1498	534	
<u>RGT TO LIEN</u>	03/02/1987	LI - LIENS	1572	482	PTN
<u>RGT TO LIEN</u>	03/02/1987	LI - LIENS	1572	484	PTN
<u>STOP LENDING</u>	04/01/1987	MS - MISCELLANEOUS	1584	830	
<u>REVOCATION STOP LEND</u>	04/07/1987	MS - MISCELLANEOUS	1587	492	
<u>EASEMENT</u>	05/01/1987	MS - MISCELLANEOUS	1598	243	PTN
<u>RGT TO LIEN REL</u>	01/25/1988	LI - LIENS	1696	25	PTN
<u>RGT TO LIEN REL</u>	01/25/1988	LI - LIENS	1696	27	PTN
<u>D/TRUST AMEND NO 4</u>	12/08/1988	M - MORTGAGES	1828	476	MB
<u>ASSIGNMENT</u>	10/31/1989	AS - ASSIGNMENT	1962	950	PTN/
<u>QUITCLAIM</u>	11/04/1991	D - DEEDS	2209	392	

<u>RECONVEYANCE</u>	12/17/1993	M - MORTGAGES	2558	917	PTN
<u>RECONVEYANCE</u>	12/17/1993	M - MORTGAGES	2558	917	
<u>REL/LEASES</u>	12/17/1993	MS - MISCELLANEOUS	2558	922	PTN
<u>SATIS/AGREEMENT</u>	01/04/1994	MS - MISCELLANEOUS	2571	574	PTN
<u>CONSENT/ASSIGN LEASE</u>	01/21/1994	MS - MISCELLANEOUS	2581	799	PTN
<u>ASSIGN AND ACCEPTANC</u>	01/21/1994	MS - MISCELLANEOUS	2581	804	
<u>ASSIGN/AGREEMENT</u>	01/21/1994	MS - MISCELLANEOUS	2581	820	PTN
<u>QUITCLAIM ASSIGN/AIR</u>	02/03/1994	MS - MISCELLANEOUS	2591	275	PTN
<u>GROUND LEASE AGREEME</u>	03/05/1999	MS - MISCELLANEOUS	3434	531	S50.3'
<u>DEED OF TRUST</u>	03/05/1999	M - MORTGAGES	3434	553	S50.3'
<u>NTC OF CLAIM OF LIEN</u>	12/20/2000	LI - LIENS	3737	598	S50.3'PTN
<u>ASSIGN OF RENTS</u>	12/27/2000	M - MORTGAGES	3740	422	PTN
<u>ASSIGN OF GROUND LEA</u>	02/13/2006	M - MORTGAGES			S50.3'
<u>ASSIGN OF GROUND LEA</u>	12/19/2006	MS - MISCELLANEOUS			S50.3'
<u>QUITCLAIM DEED</u>	12/19/2006	D - DEEDS			S50.3'
<u>WARRANTY DEED</u>	12/27/2007	D - DEEDS			PTN

Alcoholic Beverage Control Board
5848 E Tudor Rd
Anchorage, AK 99507

Transfer Liquor License

PAGE 1 OF 2

(907) 269-0350

Fax: (907) 272-9412

www.dps.state.ak.us/abc

This application is for:

☐ Seasonal - Two 6-month periods in each year of the biennial period beginning _____ and ending _____
☒ Full 2-year period Mo/Day Mo/Day

SECTION A - LICENSE INFORMATION. Must be completed for all types of applications.			FEES	
License Year: <u>2008</u>	License Type: <u>Package Store License</u>	Statute Reference Sec. 04.11. <u>150</u>	License Fee: \$	
License #:			Filing Fee: \$100.00	
Local Governing Body: (City, Borough or Unorganized) <u>Municipality of Anchorage</u>	Community Council Name(s) & Mailing Address: <u>Downtown Community Council</u> <u>101 Christenson Drive</u> <u>Anchorage AK 99501</u>		Fingerprint: (<u>\$59 per person</u>)	
Federal EIN or SSN: <u>26-2073865</u>			Total Submitted: \$	
Name of Applicant (Corp/LLC/LP/LLP/Individual/Partnership): <u>Cellar, LLC</u>	Doing Business AS (Business Name): <u>Cellar, LLC</u>	Business Telephone Number: <u>907-250-8795</u>	Fax Number:	
Mailing Address: <u>3512 Stanford Drive</u>	Street Address or Location of Premise: <u>343 W 6th Avenue #2</u> <u>Anchorage AK 99501</u>	Email Address: <u>crushak@gmail.com</u>		
City, State, Zip: <u>Anchorage AK 99508</u>				
SECTION B - TRANSFER INFORMATION.				
<input checked="" type="checkbox"/> Regular Transfer		Name and Mailing Address of Current Licensee: <u>Prime, Inc</u>		
<input type="checkbox"/> Transfer with security interest: Any instrument executed under AS 04.11.670 for purposes of applying AS 04.11.360(4)(b) in a later involuntary transfer, must be filed with this Application (15 AAC 104.107). Real or personal property conveyed with this transfer must be described. Provide security interest documents.		Business Name (dba) BEFORE transfer: <u>Club "O"</u>		
<input type="checkbox"/> Involuntary Transfer. Attach documents which evidence default under AS 04.11.670.		Street Address or Location BEFORE transfer: <u>4801 Old Seward Hwy, Anchorage, AK</u>		
SECTION C - PREMISES TO BE LICENSED. Must be completed for RELOCATION applications.				
Closest school grounds: <u>Winterberry Charter</u>	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is GREATER than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.		
Closest church: <u>Holy Rosary</u>	Distance measured under: <input checked="" type="checkbox"/> AS 04.11.410 OR <input type="checkbox"/> Local ordinance No.	<input type="checkbox"/> Premises is LESS than 50 miles from the boundaries of an incorporated city, borough, or unified municipality.		
Premises to be licensed is: <input type="checkbox"/> Proposed building <input checked="" type="checkbox"/> Existing facility <input type="checkbox"/> New building		<input type="checkbox"/> Not applicable		
		<input type="checkbox"/> Plans submitted to Fire Marshall (required for new & proposed buildings)		
		<input type="checkbox"/> Diagram of premises attached		
Does any individual, corporate officer, director, limited liability organization member, manager or partner named in this application have any direct or indirect interest in any other alcoholic beverage business licensed in Alaska or any other state?				
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, complete the following. Attach additional sheets if necessary.				
Name	Name of Business	Type of License	Business Street Address	State
<u>Robert deLucia</u>	<u>Crush, LLC</u>	<u>Restaurant (beer/wine)</u>	<u>343 W 6th Ave ^{ste 100}</u>	<u>Alaska</u>
<u>Scott Anaya</u>	<u>Crush, LLC</u>	<u>Restaurant</u>	<u>343 W 6th Ave ^{ste 100}</u>	<u>Alaska</u>
<u>Thomas Showalter</u>	<u>Crush, LLC</u>	<u>Restaurant</u>	<u>343 W 6th Ave, ^{ste 100}</u>	<u>Alaska</u>
Has any individual, corporate officer, director, limited liability organization member, manager or partner named in this application been convicted of a felony, a violation of AS 04, or been convicted as a licensee or manager of licensed premises in another state of the liquor laws of that state?				
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, attach written explanation.				

Office use only

Date Approved

Director's Signature

Liquor License

Corporations, LLCs, LLPs and LPs must be registered with the Dept. of Community and Economic Development.

Name of Entity (Corporation/LLC/LLP/LP) (or N/A if an Individual ownership): <i>Cellar, LLC</i>	Telephone Number: <i>907.250.8795</i>	Fax Number:
Corporate Mailing Address: <i>3512 Stanford Drive</i>	City: <i>Anchorage</i>	State: <i>AK</i>
Name, Mailing Address and Telephone Number of Registered Agent: <i>Delisio Moran Geraghty & Zobel, P.C. 279-943 W 6th Avenue, Anchorage, AK 99501 9574</i>		Zip Code: <i>99508</i>
Date of Incorporation OR Certification with DCED: <i>2.29.2008</i>		State of Incorporation: <i>Alaska</i>
Is the Entity in compliance with the reporting requirements of Title 10 of the Alaska Statutes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If no, attach written explanation. Your entity <i>must</i> be in compliance with Title 10 of the Alaska Statutes to be a valid liquor licensee.		

Entity Members (Must include President, Secretary, Treasurer, Vice-President, Manager and Shareholder/Member with at least 10%)

Name	Title	%	Home Address & Telephone Number	Work Telephone Number	Date of Birth
Robert de Lucia	Member	33.3	3512 Stanford, A/AK 99508	250.8795	11.21.1970
Scott Anaya	Member	33.3	7631 Griffith, A/AK 99507	350.1206	10.7.1971
Thomas Showalter	Member	33.3	3014 Sheldon Jackson, A/AK 99508	351.8559	6.28.1969

NOTE: On a separate sheet provide information on ownership other organized entities that are shareholders of the licensee.

Individual Licensees/Affiliates (The ABC Board defines an "Affiliate" as the spouse or significant other of a licensee. Each Affiliate must be listed.)

Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>
Address:		Address:	
Home Phone:	Date of Birth:	Home Phone:	Date of Birth:
Work Phone:		Work Phone:	
Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>	Name:	Applicant <input type="checkbox"/> Affiliate <input type="checkbox"/>
Address:		Address:	
Home Phone:	Date of Birth:	Home Phone:	Date of Birth:
Work Phone:		Work Phone:	

Declaration

- I declare under penalty of perjury that I have examined this application, including the accompanying schedules and statements, and to the best of my knowledge and belief it is true, correct and complete, and this application is not in violation of any security interest or other contracted obligations.
- I hereby certify that there have been no changes in officers or stockholders that have not been reported to the Alcoholic Beverage Control Board. The undersigned certifies on behalf of the organized entity, it is understood that a misrepresentation of fact is cause for rejection of this application or revocation of any license issued.
- I further certify that I have read and am familiar with Title 4 of the Alaska statutes and its regulations, and that in accordance with AS 04.11.450, no person other than the licensee(s) has any direct or indirect financial interest in the licensed business.
- I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

Signature of Licensee(s) Signature <i>Justin Cox</i>	Signature of Licensee(s) Signature <i>[Redacted]</i>
Name & Title (Please Print) <i>Justin Cox President</i>	Name & Title (Please Print) <i>ROBERT DE LUCIA PARTNER</i>
Subscribed and sworn to before me this day of	Subscribed and sworn to before me this day of
Notary Public in and for the State of Alaska	Notary Public in and for the State of Alaska
My commission expires:	My commission expires:
Transfer App 11/05	NOTARY PUBLIC SHARI SHOWALTER STATE OF ALASKA My Commission Expires: <i>June 21, 2010</i>

STATE OF ALASKA
ALCOHOLIC BEVERAGE CONTROL BOARD

AFFIDAVIT IN CONNECTION WITH POSTING LIQUOR LICENSE APPLICATION
Section 04.11.260, 04.11.310, & 13 AAC 104.125 Alaska Statutes, Title 4

POSTING AFFIDAVIT

I, the undersigned, being first duly sworn on oath, depose and say that:

1. a. Posting of application for a new _____ liquor license
for _____
located at _____
(address and/or location)

OR

- b. Posting of application for transfer of a Package Store liquor license
currently issued to Prime, Inc. whose business name (d/b/a)
is The "O" located at 4801 Old Seward Hwy, Anchorage, Ak
(address and/or location)

2. Has been completed by me for the following 10 FULL day period:

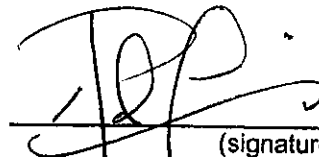
_____ to _____

*** Prior to the filing of said application, a true copy of the application was posted at the following described locations: (name and address of location)

- a. Location of premises to be licensed 343 W 6th Avenue
b. Other conspicuous location in the area Post Office - 9th Ingra

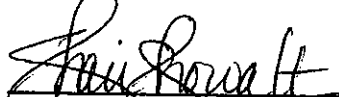
3. I believe that with the approval of this application, population would not at one time exceed in the aggregate of one license of the type requested for population as provided by law. AS 04.11.400 (check one)

- a. ☐ a radius of five (5) miles of the proposed location.
b. ☐ an incorporated city, organized borough or unified municipality.
c. ☒ does not apply (application filed under AS 04.11.400(d)(e)(g) or transfer of license holder or location within an incorporated city or unified municipality or organized borough).
d. ☐ established village.
e. ☐ lodge license.


(signature)

SUBSCRIBED and SWORN to me this 2nd day of June, 2008.

NOTARY — — PUBLIC
SHARI SHOWALTER
STATE OF ALASKA
My Commission Expires:
June 21, 2010


Notary Public in and for Alaska
My commission expires: 6/21/2010

FYI: This page must be signed and notarized after
you have posted your 2-page Liquor License application.

059

FORM FOR ADVERTISING

Applicants must advertise once each week for three (3) consecutive weeks, seven (7) days apart by newspaper of general circulation in the area of the license; or if by radio, two (2) times each week for three (3) consecutive weeks. See instruction sheet. This public notice must be given within the sixty (60) days immediately preceding the filing of the application.

* Under 15 AAC 104.125(e), within the Municipality of Anchorage, the City and Borough of Juneau and the Fairbanks North Star Borough notice MUST be in a newspaper of general circulation in the area. Notice by radio MAY NOT substitute for newspaper notice.

** THE FOLLOWING STATEMENT IS TO BE INCLUDED IN ALL ADVERTISING:
Interested persons should submit written comment to their local governing body, the applicant and to the Alcoholic Beverage Control Board at 5848 E Tudor Rd, Anchorage AK 99507.

Format For new Applications

(Licensee/Individual(s) or Corporation Applying for Liquor License)

is making application for a new _____
(Type of License & Statute Reference Number)
liquor license, d/b/a _____
(Name of Establishment)
located at _____
(Premises Address & City)

(Must be published in newspaper)

FORMAT FOR TRANSFER APPLICATIONS WITH SECURITY AGREEMENT

(Ownership, Location or Both)

_____, d/b/a _____
(Present licensee(s) (Name of Establishment)
located at _____
(Premises Address and City)
is applying for transfer of a _____
(Type of License and Statute Reference Number)
liquor license to _____
(New Licensee(s))
d/b/a _____
(Only if Different)
located at _____
(Only if Different)

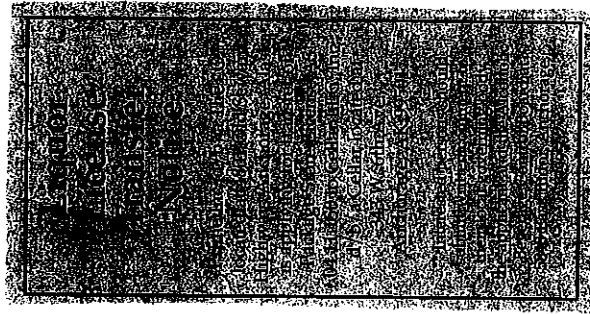
The transferor/lessor retains a security interest in the liquor license which is the subject of this conveyance under the terms of AS 04.11.360 (4)(B); AS 04.11.670 and 15 AAC 104.107 and may, as a result, be able to obtain a retransfer of the license without satisfaction of other creditors.

FORMAT FOR TRANSFER APPLICATIONS

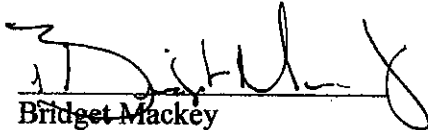
(Ownership, Location or Both)

Prime, Inc., d/b/a The "O"
(Present licensee(s) (Name of Establishment)
located at 4801 Old Seward Hwy, Anchorage AK
(Premises Address and City)
is applying for transfer of a Package Store AS 04.11.150
(Type of License and Statute Reference Number)
liquor license to Cellar, LLC
(New Licensee(s))
d/b/a Cellar
(Only if Different)
located at 343 W 6th Avenue, Anchorage, AK 99501
(Only if Different)


ANCHORAGE PUBLISHING, CO.
540 E. Fifth Avenue
Anchorage, Alaska 99501
Phone: 561-7737 Fax: 561-7777

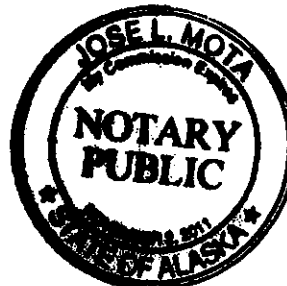


I, Bridget Mackey, advertising representative for Anchorage Publishing, Co., verify that the liquor license notice for Prime Inc., d/b/a The "O" was published in the March 27, April 3, and April 10, 2008 Issues of the Anchorage Press Newspaper.


Bridget Mackey

Subscribed and sworn to me in the Municipality of Anchorage, in the state Alaska, on this 10th day of April, 2008


Notary Public Signature
11/02/2008
Commission Expires



STATE OF ALASKA
ALCOHOL BEVERAGE CONTROL BOARD
Licensed Premises Diagram

INSTRUCTIONS: Draw a detailed floor plan of your present or proposed licensed premises on the graph below.
show all entrances and exits, and all fixtures such as tables, booths, games, counters, bars, coolers, stages, etc.

DBA: CELLAR

PREMISES LOCATION: 343 W 6th AVENUE #2

Indicate scale by x after appropriate statement or show length and width of premises.

 1 SQ. = 4 FT.

SCALE A: 1 SQ. = 1 FT.

SCALE B:

Length and width of premises in feet:

Outline the area to be designated for sale, service, storage, and consumption of alcoholic beverages in red.

DO NOT USE BLUE INK OR PENCIL ON THIS DIAGRAM.

PLEASE SEE ATTACHED
FLOOR PLAN

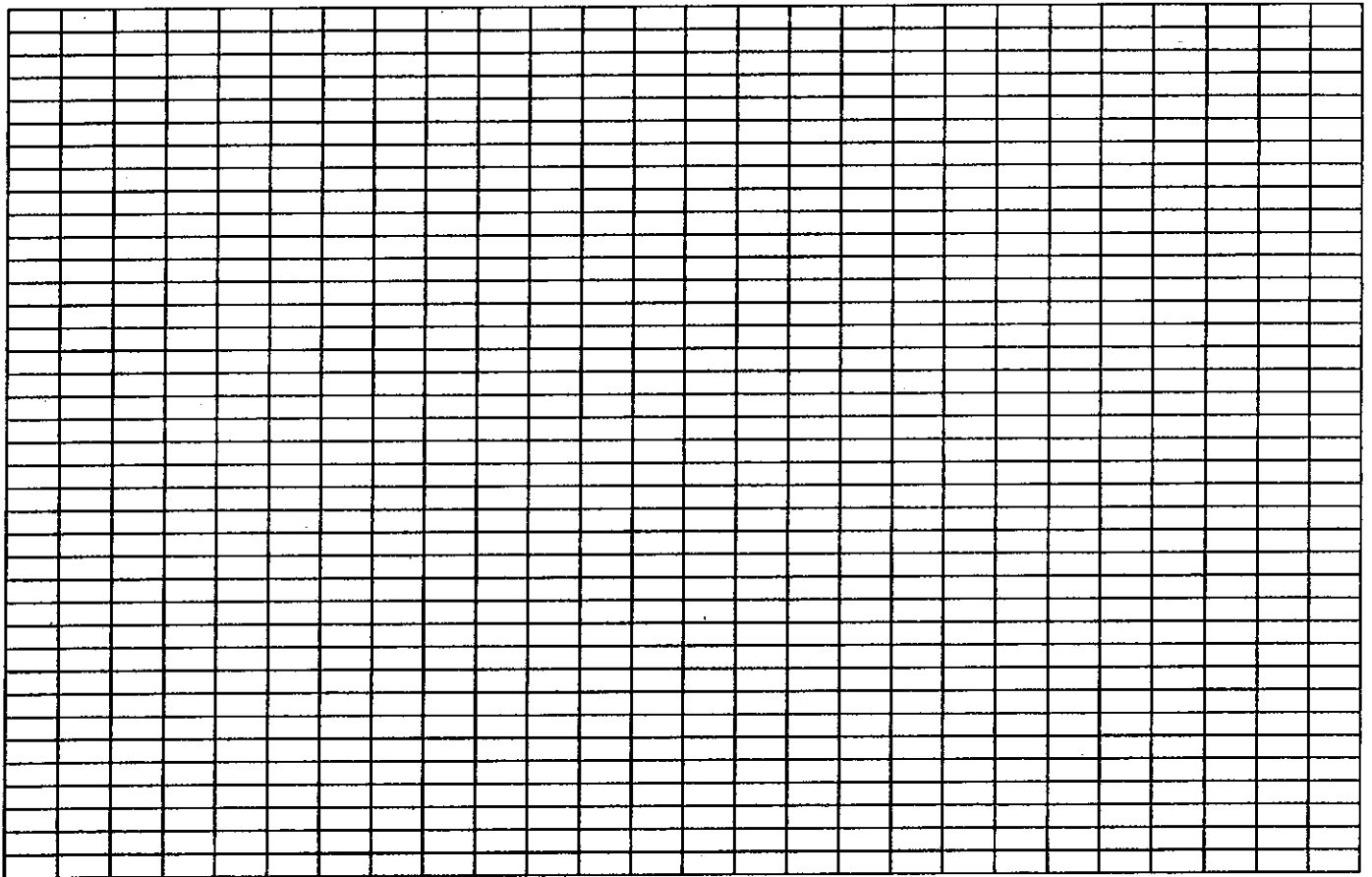
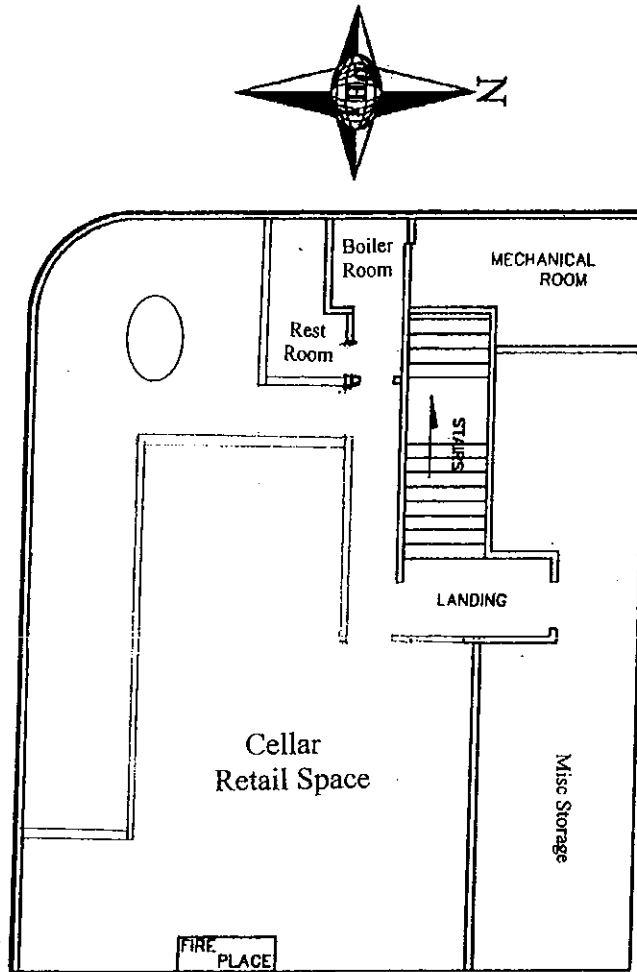


EXHIBIT A-FLOOR PLAN



SECOND FLOOR
AREA= 1811 S.F.



DHI CONSULTING ENGINEERS

CIVIL • SURVEYING • PLANNING

Telephone: (907)844-1888

Fax: (907)844-1888

800 E. DIMOND • SUITE 8-844, ANCHORAGE, ALASKA 99518

W.O. 07772

COMP. FILE REEVE

SCALE 1"=10'

DATE 12/20/06

REEVE BUILDING
SECOND
FLOOR PLAN

**State of Alaska
Department of Commerce, Community, and
Economic Development
Corporations, Business and Professional Licensing**

**CERTIFICATE
OF
ORGANIZATION
Limited Liability Company**

THE UNDERSIGNED, as Commissioner of Commerce, Community, and Economic Development of the State of Alaska, hereby certifies that Articles of Organization duly signed and verified pursuant to the provisions of Alaska Statutes has been received in this office and have been found to conform to law.

ACCORDINGLY, the undersigned, as Commissioner of Commerce, Community, and Economic Development, and by virtue of the authority vested in me by law, hereby issues this certificate to

CeLLaR, LLC

and attaches hereto the original copy of the Articles of Organization for such certificate.



IN TESTIMONY WHEREOF, I execute this certificate and affix the Great Seal of the State of Alaska on February 29, 2008.

A handwritten signature in cursive script, reading "Emil Notti".

Emil Notti
Commissioner

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

CELLAR, LLC

3512 STANFORD DRIVE, ANCHORAGE, AK 99508

owned by

CELLAR, LLC

is licensed by the department to conduct business for the period

February 28, 2008 through December 31, 2009

for the following line of business

42: Trade



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Commissioner: *Emil Notti*

4

POSTING

AFFIDAVIT



RECEIVED

JUL 23 2008

PLANNING DEPARTMENT

AFFIDAVIT OF POSTING

CASE NUMBER: 2008-116

I, ROBERT DE LUCIA hereby certify that I have posted a Notice of Public Hearing as prescribed by Anchorage Municipal Code 21.15.005 on the property that I have petitioned for PACKAGE STORE LICENSE. The notice was posted on 7/21/08 which is at least 21 days prior to the public hearing on this petition. I acknowledge this Notice(s) must be posted in plain sight and displayed until all public hearings have been completed.

Affirmed and signed this 23 day of July, 2008

Signature

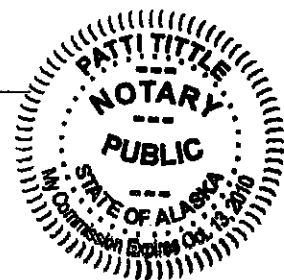
LEGAL DESCRIPTION

Tract or Lot A 3
Block 49

Subdivision PLAT 86-173

ANCHORAGE ORIGINAL TOWNSITE

jitw G:\CPD\Public\FORMS\OtherDoc\AOP.DOC



Patti Tittle
Notary

commission expires on Oct 13 2010

5

HISTORICAL INFORMATION

Reference number :	009348	Reference coment :	BZAP - TEXT REFERENCE
Print date	: 06/01/00	Date TEXT created:	05/26/00
Requested by	: RAK	Executed from	: BZAP/BZ20
Action number	: 05/01/00		
Action date	: 09/19/52	Expiration date	: / /
Reference type	: NCM	Description	: NON CONFORMING
Reference status	: APR	Description	: RULING APPROVED

- 1 page follows -

TAX CODE NO: 002-102-43 AREA: GRID: 1230; LEGAL DESCRIPTION: Original Townsite, Block 49, Tract A; LOCATION: 343 West 6th Avenue; PROPERTY OWNER: Heritage Corporation; DESCRIBE NONCONFORMITY: The use of the second floor of the structure as a single-family dwelling was a permitted use when the building was constructed in 1967. You have shown that it has been continuous use since that time, therefore the use of the second floor as a single-family dwelling IS a Legal Nonconforming Characteristic of Use& is regulated by AM C 21.55.100. NONCONFORMING LOT: none given; DATE NONCONFORMITY ESTABLISHED: 5/1/00; APPLICABLE LAND USE REGULATIONS: AMC 21.55.100; ZONING DISTRICT: B-2A; DATE OF ENACTMENT OR AMENDMENT: 9/13/65; OFFICER: Richard A. Wheelles

PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL

BLK 49 TR. A

FRAGMENT LT 3

Parcel 002-102-43-000

Owner NORTHWESTERN SIMON INC

#

01

% SIMON PROPERTY GROUP

PO BOX 6120

INDIANAPOLIS

IN 46206 6120

Descr REGIONAL SHOPPING MALL

Site Addr

RELATED CAMA PARCELS

Related Parcel(s)	XRef Type	Leased Parcels

Cross Reference (XRef) Type Legend

Econ. Link	Replat	Uncouple
E = Old to New	R = Old to New	U = Old to New
I = New to Old	F = New to Old	Q = New to Old
Renumber	Combine	Lease
N = New to Old	C = New to Old	L = GIS to Lease
X = Old to New	P = Old to New	M = Lease to GIS

Get "Type" explanation

Bring up this form focused on the related parcel

REZONE

2008-089
2008-116

Case Number 2008-089

of Parcels 1

Hearing Date 05/30/2008

Case Type Site plan review for a restaurant serving beer and wine

Legal An administrative site plan review for a restaurant (Crush Restaurant) serving alcohol (beer & wine). Original Townsite, Block 49, Tract A, Fragment Lot A-3.

PLAT

Case Number

Grid

Proposed Lots 0

Existing Lots

Action Type

Action Date

Legal

PERMITS

00 5681
03 5070

Permit Number 00 5681

Project DADDY WAGS

Work Desc Remodel of commercial property

Use OFFICE

BZAP

009348

Action No. 05/01/00

Action Date 09/19/1952

Resolution

Status APR

Type NCM

Ruling Approved

Non Conforming

ALCOHOL LICENSE

Business Address

Applicants Name Conditions

License Type Status

PARCEL INFORMATION

OWNER NORTHWESTERN SIMON INC % SIMON PROPERTY GROUP PO BOX 6120 INDIANAPOLIS IN 46206 6120 Deed 2007 0079748 CHANGES: Deed Date Dec 27, 2007 Name Date Jan 11, 2008 Address Date Feb 27, 2008	PARCEL Parcel ID 002-102-43-000 Status Renumber ID 000-000-00-00000 Site Addr Comm Concl DOWNTOWN Comments FRAGMENT LOTS OF TR A BLK 49 FIFTH AVE. MALL	# <div style="border: 1px solid black; padding: 2px; display: inline-block;">01</div>
	TAX INFO 2008 Tax 8,214.81 Balance 3,966.73 District 001	

LEGAL ORIGINAL BLK 49 TR A FRAGMENT LT 3 Unit SQFT 6,000 Plat Zone B2A Grid SW1230	HISTORY <table border="1"> <thead> <tr> <th></th> <th>Year</th> <th>Building</th> <th>Land</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Assmt Final</td> <td>2006</td> <td>212,200</td> <td>216,000</td> <td>428,200</td> </tr> <tr> <td>Assmt Final</td> <td>2007</td> <td>208,100</td> <td>270,000</td> <td>478,100</td> </tr> <tr> <td>Assmt Final</td> <td>2008</td> <td>221,700</td> <td>330,000</td> <td>551,700</td> </tr> <tr> <td>Exemptions</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>State Credit</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Tax Final</td> <td></td> <td></td> <td></td> <td>551,700</td> </tr> </tbody> </table>		Year	Building	Land	Total	Assmt Final	2006	212,200	216,000	428,200	Assmt Final	2007	208,100	270,000	478,100	Assmt Final	2008	221,700	330,000	551,700	Exemptions				0	State Credit				0	Tax Final				551,700
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PROPERTY INFO <table border="1"> <thead> <tr> <th>#</th> <th>Type</th> <th>Land Use</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>COMMERCIAL</td> <td>REGIONAL SHOPPING MALL</td> </tr> </tbody> </table>	#	Type	Land Use	01	COMMERCIAL	REGIONAL SHOPPING MALL	SALES DATA <table border="1"> <thead> <tr> <th>Mon</th> <th>Year</th> <th>Price</th> <th>Source</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Mon	Year	Price	Source	Type					
#	Type	Land Use															
01	COMMERCIAL	REGIONAL SHOPPING MALL															
Mon	Year	Price	Source	Type													

LAND & COMMON PARCEL INFORMATION

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 49 TR A
FRAGMENT LT 3

Parcel 002-102-43-000 # 01 of 01

Owner NORTHWESTERN SIMON INC

% SIMON PROPERTY GROUP
PO BOX 6120
INDIANAPOLIS IN 46206

Site Addr

LAND INFORMATION

Land Use REGIONAL SHOPPING MALL
Class COMMERCIAL
Living Units 000
Community Council 006 DOWNTOWN
Entry: Year/Quality 01 1980 0
04 2003 EXTERIOR
Access Quality GOOD
Access Type
Leasehold (Y=Leasehold)
Drainage GOOD
Front Traffic HIGH
Street PAVED CURB & GUTTER
Topography EVEN LEVEL
Utilities PUBLIC WATER PUBLIC SEWER
Wellsite
Wet Land

CONDOMINIUM INFORMATION

Common Area 0
Undivided Interest 0.00

RESIDENTIAL INVENTORY

APPRAISAL INFORMATION

Legal ORIGINAL
 Site Addr
 Property Info # Descr REGIONAL SHOPPING

Parcel 002-102-43-000 # 01 of 01
 Owner NORTHWESTERN SIMON INC

01

RESIDENTIAL STRUCTURE INFORMATION

Style	Story Height
Exterior Walls	Total Rooms
Year Built	Bed Rooms
Remodeled	Recreation Rooms
Effective Year Built	Full Baths
Heat Type	Half Baths
Heat System	Additional Fixtures
Fuel Heat Type	Fireplace Stacks
Extra Value	Openings
Grade	Free Standing
Cost&Design Factor	E-Z Set Fireplace
Condition	

AREA

1st Floor
 2nd Floor
 3rd Floor
 Half Floor
 Attic Area
 Recroom Area
 Basement
 Finished Basement
 Basement Garage
 Total Living Area

CONDOMINIUM INFO

Condo Style
 Condo Level

ADDITIONS

Basement	1st Floor	2nd Floor	3rd Floor	Area

OTHER BUILDINGS & YARD IMPROVEMENTS

Type	Qty	Yr Built	Size	Grade	Condition

COMMERCIAL INVENTORY

APPRAISAL INFORMATION

Legal ORIGINAL BLK 49 TR A FRAGMENT LT 3	Parcel 002-102-43-000 # 01 of 01 Owner NORTHWESTERN SIMON INC % SIMON PROPERTY GROUP PO BOX 6120 INDIANAPOLIS IN 46206	# 01
Site Addr Prop Info # REGIONAL SHOPPING MALL		

BUILDING INFORMATION

Structure Type REG. SHOPPING MALL Building SQFT 3,639 Year Built 1967 Effective Year Built 1988 Grade A	Property Information # 01 Building Number 01 Identical Units 01 Number of Units 000
--	--

INTERIOR DATA

Floor	Level	Partitions	Heat System	Air Conditioner	Plumbing	Physical Condition	Functional
01	01	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL
02	02	NORMAL	HOT AIR	CENTRAL	ADEQUATE	NORMAL	NORMAL

EXTERIOR DATA

Floor	Level	Size	Perim	Use Type	Hgt	Wall Type	Const Type
01	01	1,654	90	RETAIL	09	TILE	FIREPROOF
02	02	1,985	110	OFFICES	09	TILE	FIREPROOF

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS

Type	Qty	Size1	Size2

OTHER BUILDINGS AND YARD IMPROVEMENTS

Type	Size/Armt	Units	Yr/Built	Condition	Funct/Utility

BUILDING PERMIT INFORMATION**APPRAISAL INFORMATION**

Legal ORIGINAL
BLK 49 TR A
FRAGMENT LT 3

Parcel 002-102-43-000 # 01 of 01

01

Owner NORTHWESTERN SIMON INC

Prop Info # REGIONAL SHOPPING MALL
Site Addr

% SIMON PROPERTY GROUP
PO BOX 6120
INDIANAPOLIS IN 46206

BUILDING PERMITS

Permit # 00 5681
03 5070

Class Type C

Class Use OFFICE

Date Jul 13, 2000

Address 343 W. 6TH AVENUE

Cond Occ/Occ 00000000 00000000

Certification

Contract Type OWNER

Name HERITAGE CORPORATION THE

E-mail

Phone () -

Fax () -

Address 4700 W INTL AIRPORT RD

City/State/Zip ANCHORAGE AK 99502-1020

Project DADDY WAGS

Sewer / Water PUBLIC PUBLIC

Work Type CHANGE OF USE

Work Remodel of commerical property

Description

CASES

2008-089
2008-116

Case Number 2008-089

of Parcels 1

Hearing Date Friday, May 30, 2008

PERMIT COMMENT

OWNER HISTORY

APPRAISAL INFORMATION

Legal ORIGINAL

BLK 49 TR A

Parcel 002-102-43-000

01 of 01

01

#

Property Info # Descr REGIONAL SHOPPING MALL

Site Address

Current 12/27/07

NORTHWESTERN SIMON INC

% SIMON PROPERTY GROUP

PO BOX 8120

INDIANAPOLIS IN 46206 6120

3rd

0000 0000 //

REEVE ALEUTIAN AIRWAYS INC

343 WEST 6TH AVE

ANCHORAGE AK 99501

Prev

2209 0000 11/04/91

HERITAGE CORPORATION THE

4700 W INTL AIRPORT RD

ANCHORAGE AK 99502

4th

0000 0000 //

00000

2nd

0000 0000 //

REEVE ALEUTIAN AIRWAYS INC

4700 W INTL AIRPORT RD

ANCHORAGE AK 99502

5th

0000 0000 //

00000

ON-SITE WATER \ WASTE WATER

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 49 TR A
FRAGMENT LT 3

Parcel 002-102-43-000 # 01 of 01

Owner NORTHWESTERN SIMON INC

01

Site Addr
Land Use REGIONAL SHOPPING MALL

% SIMON PROPERTY GROUP
PO BOX 6120
INDIANAPOLIS IN 46206

ON-SITE PERMITS

Permit Id

Permit Number
Date Issued
Permit Bedrooms
Permit Type ID
Private Well Request
Privy Request
Receipt #
Septic Tank Request
Status ID
Total Bedrooms

AS BUILT

AS Built Permit
Date Completed
Date Inspected
Well Permit Type
Well Depth
Well H2O Level
Well Yield
Well Distance to Septic
Well Distance to Absorp
Well Distance to Hold
Tank Type
Bedroom Count

SPECIAL ASSESSMENTS

APPRAISAL INFORMATION

Legal ORIGINAL
BLK 49 TR A
FRAGMENT LT 3

Parcel 002-102-43-000 # 01 of 01

Owner NORTHWESTERN SIMON INC

Site Addr
Prop Info # REGIONAL SHOPPING MALL

% SIMON PROPERTY GROUP
PO BOX 6120
INDIANAPOLIS IN 46206

ASSESSMENT

Assessment 01
03
06

Description SEWER LATERAL

Assessment Area 6,000
Original Assessment 0.00
Original Principal 0.00
Annual Payment 0.00
YTD Payment 0.00
Delinquent Payment 0.00
Unbilled Payment 0.00

RESOLUTION

Resolution C92517
C92517
C77W75

PLAT

Status HISTORY
Total Area 6,000

LAST PAYMENT INFORMATION

Date Monday, October 03, 1994
Principal 0.00
Payment 0.00
Delinquent Interest 0.00
Penalty 0.00
Bond Interest 0.00
Cost 0.00

Content ID: 006658

Type: AR_AllOther - All Other Resolutions

Title: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A (CENTRAL BUSINESS DISTRICT CORE) FOR A PACKAGE STORE USE AND LICENSE PER AMC 21.40.150 D.12 FOR CELLAR, LLC; LOCATED AT 343 W. 6TH AVENUE, #2, WITHIN AOT, BLOCK 49, TRACT A, FRAGMENT LOT 3.

Author: weaverjt

Initiating Dept: Planning

Description: ALCOHOLIC BEVERAGES CONDITIONAL USE IN THE B-2A (CENTRAL BUSINESS DISTRICT CORE) FOR A PACKAGE STORE USE AND LICENSE PER AMC 21.40.150 D.12 FOR CELLAR, LLC; LOCATED AT 343 W. 6TH AVENUE, #2, WITHIN AOT, BLOCK 49, TRACT A, FRAGMENT LOT 3.

Date Prepared: 7/31/08 9:06 AM

Director Name: Tom Nelson

Assembly Meeting Date: 8/12/08

Public Hearing Date: 8/12/08

2008-08-14 09:29
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Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	8/1/08 10:27 AM	Exit	Joy Maglaqui	Public	006658
MuniMgrCoord_SubWorkflow	8/1/08 10:27 AM	Approve	Joy Maglaqui	Public	006658
MuniManager_SubWorkflow	8/1/08 10:20 AM	Approve	Michael Abbott	Public	006658
ECD_SubWorkflow	7/31/08 9:56 PM	Approve	Jennifer Allen	Public	006658
Planning_SubWorkflow	7/31/08 5:53 PM	Approve	Tom Nelson	Public	006658
AllOtherARWorkflow	7/31/08 9:19 AM	Checkin	Jerry Weaver Jr.	Public	006658